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**VILLAGE OF ALGONQUIN  
REDEVELOPMENT PLAN AND PROJECT  
TAX INCREMENT FINANCING  
DOWNTOWN TIF DISTRICT**

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Jointly Prepared By:

Village of Algonquin, Illinois

And

Kane, McKenna and Associates, Inc.

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ADOPTED

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## **I. INTRODUCTION**

The Village of Algonquin (the “Village”) is located in McHenry and Kane Counties, approximately forty (40) miles northwest of the City of Chicago. The Village was incorporated in 1890.

In the context of planning for the Downtown Redevelopment Project Area, the Village has initiated actions related to the study of the Redevelopment Project Area (the “RPA”) in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (“TIF”) District.

The RPA is generally bounded on the south by Jayne Street and Willow Street, on the east by the Fox River and South River Road, on the north by Arrowhead Drive and Cary Algonquin Road, and on the west by the Village boundaries.

The RPA consists of approximately four hundred and fifty eight (458) tax parcels consisting of two hundred and forty three (243) structures.

The Village has recently completed a “Downtown Planning Study” approved in 2013. The study was part of several Village actions designed to focus planning efforts on the Downtown area partly in anticipation of the proposed Illinois 31 Western Bypass (now well underway) and scheduled for completion in 2014. The proposed RPA includes much of the property included in the original Downtown Study Area reviewed in 2013, as well as the business park and adjacent properties extending west on Algonquin Road to the Village boundaries and north to Cary Algonquin Road.

The purpose and scope of the Downtown Planning Area as set forth in the 2013 Study is summarized below:

“Over the last three decades, the Village of Algonquin has successfully managed a significant transformation, by evolving from a picturesque riverfront community to a recognized regional destination in the Fox River Valley and larger Northeastern Illinois. Although substantial residential and commercial growth has at times been challenging in regards to character preservation, municipal staffing, and financial resource allocation, the Village has addressed these challenges head-on and never lost sight of the small-town quality, particularly within the Downtown, that made it such a desired location to live, work, and raise a family.

The pending construction of the IL Route 31 Bypass provides new improvement and enhancement opportunities, via the reduction of pass-through traffic, particularly trucks, and assumption of jurisdictional control of IL Route 31 (Main Street) right-of-way, within the Downtown. The bypass will allow Downtown the ability to reacquaint itself as a pedestrian-oriented environment while enticing new business and private sector investment to the area. This confluence of physical, traffic, and economic changes provides the Village a strong platform on which to strategically strengthen Downtown’s historic development patterns.

Given these opportunities, the Village of Algonquin seeks to develop a market-supportable improvement plan that protects the existing asset characteristics within the Downtown and sets the stage for sustained but managed growth for future generations. The plan identifies properties that are appropriate to support new development (single purpose and multi-purpose) and introduces a mix of residential product types and densities necessary to support expanded retail/commercial uses. The plan promotes the expansion of Downtown streetscape improvements to adjacent blocks, while integrating pedestrian-friendly amenities along Main Street in order to capitalize on a desired transformation from an automobile dependent district to pedestrian-oriented environment.”

Source: Downtown Planning Study/Village of Algonquin, 2013, page 1

The RPA designation would serve to assist the Village in the coordination of redevelopment activities consistent with recent planning efforts and the Village’s vision to sustain and enhance the Downtown and surrounding areas. Under this Redevelopment Plan and Project and as part of its comprehensive economic development planning, the Village intends to attract and encourage mixed uses including residential, retail/commercial and public uses to locate, upgrade, expand and/or modernize their facilities within the Village and to reinvest in the RPA. The Village has undertaken an initiative, through the designation of the RPA, to redevelop the property and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

#### **A. The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the “Act”) Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. 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 area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the property located within the RPA;
- Address ongoing vacancies and redevelop underutilized properties in conformance with Village standards and market conditions;
- Providing infrastructure that is adequate in relation to Village redevelopment plans and coordinate such infrastructure provision with redevelopment activities;

- Provision of continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials, including the Illinois 31 Western Bypass;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Coordinating and providing adequate storm water management for portions of the Redevelopment Project Area; and
- Improving area appearance and pedestrian use through landscape, streetscape, internal circulation design, signage programs, and coordinated parking.

A map of the RPA boundaries is included in Exhibit 1 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will assist in the redevelopment of the area with private capital and provide for increased valuation of the property.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan and Project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. 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 stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

**B. Summary**

It is found and declared by the Village, though legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to the taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and Project may result in the displacement of 10 or more inhabited residential units. Therefore, this Redevelopment Plan and Project does include a housing impact study, attached hereto as Exhibit 2.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other TIF eligible costs are funded by TIF revenues.

**II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 3.



### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

The following goals and objectives are presented for the RPA in conformance with the Village's Comprehensive Plan (including any amendments thereto). The Village's Comprehensive Plan was first adopted in 1959 and amended several times, including most recently in 2008. In addition, the Village adopted a Downtown Planning Study in 2013 in order to supplement the Village's Comprehensive Plan. The Study includes sub area recommendations for redevelopment.

#### **A. General Goals of the Village**

The Village's Comprehensive Plan includes several Goals and Objectives, and relevant portions are summarized below (as they relate to the Downtown area and the encouragement of local redevelopment activities):

##### **"ECONOMIC DEVELOPMENT**

**A healthy, sustainable base of industry and commerce which provides jobs, tax base, and goods and services meeting the needs of Algonquin residents and the surrounding region.**

- Compatible and related commercial and industrial uses in appropriate locations based on fundamental linkages in support of those uses (e.g., truck routes, commercial suppliers, adequate infrastructure, regional accessibility).
- Industrial, office and research parks which provide good environments for new and expanded businesses.
- The promotion, retention and attraction of businesses that provide viable employment opportunities for Algonquin residents and that strengthen the Village's economic base.
- Local regulatory actions and public policies, adopted after they have been evaluated and considered with regard to their effect on the ability to promote, attract and retain businesses.
- State and federal assistance which supports the location or enhancement of business developments; use of available public investments to leverage private investment in businesses.

##### **OLD TOWN**

**A key economic, social, and cultural center for the community.**

- Strengthen and enhance the downtown area in harmony with the existing elements of this area.
- Enhance and beautify the Fox River, views of the River and access to the River.
- Utilize state and federal assistance where feasible and offer local incentives to promote the redevelopment of this area.
- Encourage mixed use development and mixed use buildings."

Source: Village of Algonquin Comprehensive Plan, March 2008, pages 10-11.

**B. Specific Objectives for the RPA**

- 1) Promote the redevelopment of existing vacant or underutilized property located within the RPA.
- 2) Provide for necessary infrastructure and storm water management improvements and upgrades.
- 3) Improve existing roads and right-of-ways, including the coordination of parking improvements and area circulation including coordination with the Route 31 Western Bypass.
- 4) Provide for the necessary site preparation, grading, and demolition (if necessary) of property located within the RPA.
- 5) Coordinate redevelopment activities within the RPA in a manner that conforms with the fiscal and economic development policies of the Village.
- 6) Coordinate redevelopment activities to integrate both existing and planned project uses.

The RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for an attractive overall appearance of the area; and
- f) Return vacant or underutilized property to productive reuse and to increase tax base.

The implementation of the Redevelopment Plan and Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area, including implementation of goals and objectives set forth in the 2013 Downtown Planning Study. The implementation of the RPA will provide new employment opportunities for the community and Village residents as well as increased tax base for the Village and affected taxing districts.

**IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

**A. Evidence of the Lack of Development and Growth Within the RPA**

As found in Exhibit 4 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village.

The RPA evidences inadequate utilities, obsolescence and deterioration among other factors.

**B. Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended nor obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services. Pursuant to the Act, school tuition payments and library district payments are eligible costs in the event that residential developments/projects are assisted by utilization of TIF revenue.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. **TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

A. **Findings**

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a “conservation area” under Illinois law. Refer to the TIF Eligibility Report, (Exhibit 4) which is attached as part of this Plan.

B. **Eligibility Survey**

The RPA was evaluated in August, 2013, and continuing to the date of this Redevelopment Plan and Project by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA’s evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

## **VI. HOUSING IMPACT STUDY**

The RPA was studied in order to determine if a Housing Impact Study would need to be conducted pursuant to the TIF Act. The Village has found that redevelopment activities may result in the displacement of ten (10) or more inhabited residential units and that the RPA contains more than seventy-five (75) inhabited residential units, thus a housing impact study is required to be completed. The Housing Impact Study is attached as Exhibit 2 hereto.

## **VII. REDEVELOPMENT PROJECT**

### **A. Redevelopment Plan and Project Objectives**

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.
- 2) By constructing public improvements which may include (if necessary):
  - i. Roadway/street and sidewalk improvements
  - ii. Utility improvements (including, but not limited to, water, stormwater sewer, and sanitary sewer projects consisting of construction and rehabilitation)
  - iii. Storm water management
  - iv. Signalization, traffic control and lighting
  - v. Landscaping and beautification
  - vi. Parking improvements – both on grade and structured parking
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for site preparation, clearance, and demolition, including grading and excavation as necessary and appropriate.
- 5) By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures, if necessary.
- 6) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

### **B. Redevelopment Activities**

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, demolition, provision of public infrastructure and related public improvements.

#### Land Assembly and Relocation

Property may be acquired, assembled and reconfigured into appropriate redevelopment sites, including for the provision of relocation assistance as provided for in the TIF Act.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Public Improvements

The Village may provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Repair or reconstruction of roadways;
- Creek, waterway, and Fox River improvements including rehabilitation, beautification, and floodplain/floodway improvements;
- Storm water management;
- Parking improvements including both on grade or structured parking alternatives; and
- Beautification, identification markers, landscaping, lighting, streetscape, and signage of public right-of-ways.

### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### School and Library District Costs

The Village may provide for payment of school district or library district costs as provided for in the Act relating to residential components assisted through TIF funding.

## Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### **C. General Land Use Plan**

Existing land use consists of primarily commercial and industrial uses west on Algonquin Road and mixed uses including residential, retail, commercial, public and open space use throughout the remainder of the RPA. Existing land uses are described in Exhibit 5 attached hereto. Proposed land use is included in Exhibit 6 hereto, and generally will consist of a wide range of uses including mixed residential, retail, commercial, public and open space. Commercial and industrial uses located west on Algonquin Road are also expected to be maintained.

### **D. Additional Design and Control Standards**

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, and Preservation Code, as applicable, shall apply to the RPA.

### **E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project 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, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and 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;
  - 1.1 After July 1, 1999, 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 area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. 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 and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs 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;

5. 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 the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that 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;
6. Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. 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 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) 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;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the 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:

- a) 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 the 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:
- (i) 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;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district 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 the 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:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment 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 the Act. 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;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library 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 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 this 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 as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. 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 shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph 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 shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. 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;

11. 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;
12. Payment in lieu of taxes;
13. 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 education 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, 3-38, 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;

14. 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 30% 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 then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (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) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) 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, as defined in Section 3 of the Illinois Affordable Housing Act, 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. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, 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 redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area 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 50% of the original ownership in a redevelopment project area, 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;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.



**VILLAGE OF ALGONQUIN  
DOWNTOWN REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<u>Redevelopment Cost Items</u>	<u>Estimated Costs (A)</u>
1. Public Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and road and streetscape improvements, and public parking (both on grade and structured parking)	\$30,000,000
2. Site Preparation and Demolition, including Environmental Remediation	\$9,000,000
3. Land Acquisition/Assembly Costs, including Relocation Costs	\$10,000,000
4. Rehabilitation of Structures	\$8,500,000
5. Interest Costs Pursuant to the Act	\$5,000,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$7,000,000
7. Job Training	\$500,000
8. School District and Library District Costs as provided for by the Act	\$5,000,000
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b><u>\$75,000,000</u></b>

(A) All project cost estimates are in year 2014 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for annual interest costs, capitalized interest, and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. Incremental TIF revenues from contiguous TIFs may be utilized to pay redevelopment project costs within the TIF District and incremental revenues from within the TIF District may be utilized to pay redevelopment project costs to contiguous TIFs, as provided for in the Act.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2013 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

**G. Nature and Term of Obligations to be Issued**

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project.

The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for tax year 2013 of the property within the RPA is approximately \$20,444,801 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development 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 be approximately \$75,000,000 to \$80,000,000.

## **VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements or public improvements may be undertaken upon the completion of Village engineering reviews. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, and relocation assistance as provided for in the TIF Act may also be undertaken.

Demolition and Site Preparation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and site preparation activities may be necessary for future projects including environmental remediation.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Public Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village. In addition, the Village may undertake public improvements associated with creek, waterway, and Fox River related uses.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking improvements, both on grade and structured parking, may also be undertaken by the Village.

Utility Services: Services may also be provided or relocated in order to accommodate the construction, renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

Job Training: Certain job training costs or programs as provided for in the Act may be funded as part of redevelopment activities.

School and Library District Costs: The Village may provide for payment of school district or library district costs as provided for in the Act relating to residential components assisted through TIF funding.

#### **B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

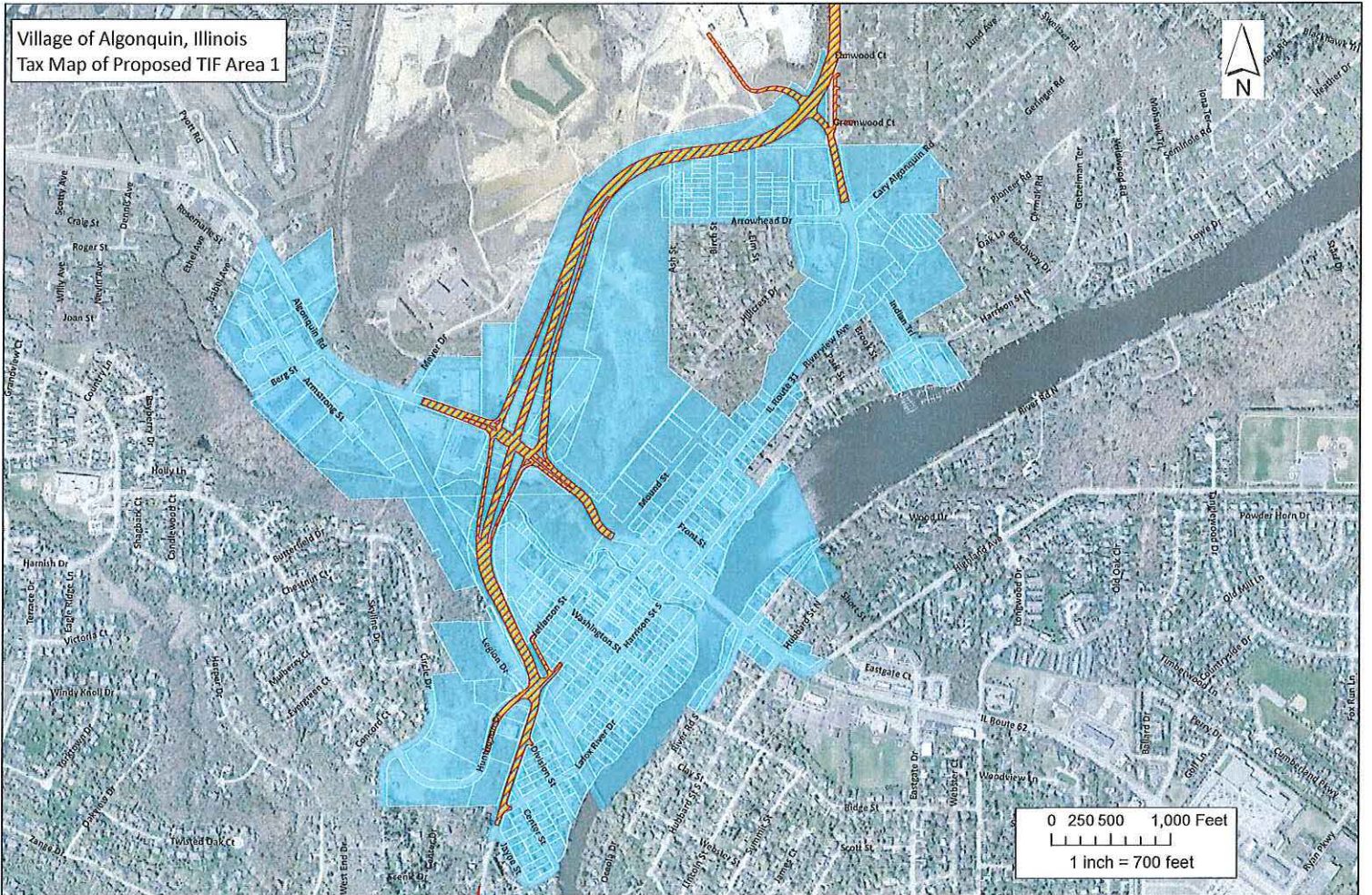
**IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

**EXHIBIT 1**  
**BOUNDARY MAP**



Village of Algonquin, Illinois  
Tax Map of Proposed TIF Area 1



0 250 500 1,000 Feet  
1 inch = 700 feet

**EXHIBIT 2**  
**HOUSING IMPACT STUDY**

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**VILLAGE OF ALGONQUIN**  
**HOUSING IMPACT STUDY**  
**PROPOSED REDEVELOPMENT PROJECT AREA**

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A Housing Impact Study undertaken by the Village  
Of Algonquin pursuant to the requirements of the  
Tax Increment Allocation Redevelopment Act 65  
ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by: The Village of Algonquin  
In conjunction with  
Kane, McKenna and Associates, Inc.

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ADOPTED  
October 7, 2014

**VILLAGE OF ALGONQUIN  
HOUSING IMPACT STUDY  
PROPOSED REDEVELOPMENT PROJECT AREA**

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## I. RESIDENTIAL UNIT DATA

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Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq., as amended (the "TIF Act" or "Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur is made, then the Village of Algonquin (the "Village") must prepare a Housing Impact Study.

The Village has jointly prepared this document with Kane, McKenna and Associates, Inc. (KMA) in order to conform to the provisions of the TIF Act.

### A. Introduction and Background

The Village has identified a potential Redevelopment Project Area (RPA) approximately located in the central area of the Village (see Map 1 in the Appendix). The RPA contains 346 living units in 184 different structures; see Tables 1-5 on the following pages for a full list. In the RPA there are 53 units in 31 different structures which might be potentially impacted, see Table 14.

The Village proposes to redevelop the area promoting mixed uses, including commercial, retail, and residential uses. This redevelopment may affect some of the 53 potentially impacted units in the RPA but the Village would increase the amount of total housing in this RPA if redevelopment goes forward to create positive effects for the Village and its residents.

The TIF Act has specific guidelines for a Housing Impact Study and these guidelines have been followed in this report. According to the Act:

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 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.

The Housing Impact Study herein will first examine the units in the RPA and then discuss the potentially impacted units separately. The data used for this analysis is provided by Village, the U.S. Census, and [www.Realtor.com](http://www.Realtor.com). Per the TIF Act the unit structure, type and number of rooms, inhabitation, and racial and ethnic composition will be reviewed as well as the identification of the potential impacted units, Village plans for relocation assistance and the availability of replacement housing.

This study has used the most accurate and recent data available as of June 2014. The Village provided information concerning the identification of units, structure type and inhabitation. Data from the 2010 U.S. Census was used to determine the racial and ethnic composition, percentage of owner/non-owner occupied homes and the income levels. Owner/non-owner occupied housing and income of residents are not required by the Act as components of this report but are necessary to determine appropriate replacement housing. The website [www.Realtor.com](http://www.Realtor.com) provided replacement housing listed for sale and rent. KMA endeavored to find replacement housing within the Village of Algonquin. However, due to limited availability of replacement housing in Algonquin, it was necessary to broaden replacement housing search to adjacent communities.

#### B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Housing Impact Study herein. Based on data provided by the Village KMA has determined that there are 184 structures in the RPA with 346 units. Of these structures currently, 36 are multi-unit and 144 are single-unit. Please see Tables 1-5 below.

Table 1	
Residential Units in Redevelopment Project Area	
Address	Number of Units
20 W. Algonquin Rd.	1
101 E. Algonquin Rd.	1
103 W. Algonquin Rd.	2
200-210 E. Algonquin Rd.	6
2 Arrowhead Dr.	1
5-25 Arrowhead Dr.	65
100 Arrowhead Dr.	1
3 Center St.	1
8 Center St.	1
9 Center St.	1
15 Center St.	1
20 Center St.	1
21 Center St.	1
26 Center St.	1
27 Center St.	1
32 Center St.	1
33 Center St.	1
38 Center St.	1
39 Center St.	1
44 Center St.	1
45 Center St.	1
50 Center St.	1
51 Center St.	1
102 Center St.	1
108 Center St.	1
1 Division St.	1
3 Division St.	1
9 Division St.	1
20 Division St.	1
Source: Village of Algonquin	

Table 2	
Residential Units in Redevelopment Project Area	
Address	Number of Units
21 Division St.	1
26 Division St.	1
27 Division St.	1
32 Division St.	1
102 Division St.	1
103 Division St.	1
108 Division St.	1
109 Division St.	1
114 Division St.	1
115 Division St.	1
120 Division St.	1
121 Division St.	1
126 Division St.	1
127 Division St.	1
132 Division St.	1
102 N. Harrison St.	2
123 S. Harrison St.	1
127 S. Harrison St.	1
207 S. Harrison St.	1
213-215 S. Harrison St.	2
220 N. Harrison St.	1
315 S. Harrison St.	1
320 S. Harrison St.	1
409 S. Harrison St.	1
414 S. Harrison St.	1
415 S. Harrison St.	1
420 S. Harrison St.	1
421 S. Harrison St.	1
801 N. Harrison St.	1
50 Hillcrest Dr.	1
8 N. Hubbard St.	1
14 Jayne St.	1
20 Jayne St.	1
32 Jayne St.	1
38 Jayne St.	1
44 Jayne St.	1
Source: Village of Algonquin	



Table 3	
Residential Units in Redevelopment Project Area	
Address	Number of Units
50 Jayne St.	1
111 Jefferson St.	10
202 Jefferson St.	2
300 Jefferson St.	1
321 Jefferson St.	1
326 Jefferson St.	1
327 Jefferson St.	2
329 Jefferson St.	1
108 La Fox River Dr.	3
120 La Fox River Dr.	2
204 La Fox River Dr.	1
205 La Fox River Dr.	1
213 La Fox River Dr.	1
221 La Fox River Dr.	1
227 La Fox River Dr.	1
232 La Fox River Dr.	1
303 La Fox River Dr.	1
309 La Fox River Dr.	1
314 La Fox River Dr.	1
315 La Fox River Dr.	1
320 La Fox River Dr.	1
321 La Fox River Dr.	1
327 La Fox River Dr.	1
403 La Fox River Dr.	2
407 La Fox River Dr.	1
408 La Fox River Dr.	1
409 La Fox River Dr.	1
420 La Fox River Dr.	1
421 La Fox River Dr.	1
426 La Fox River Dr.	1
427 La Fox River Dr.	1
432 La Fox River Dr.	1
433 La Fox River Dr.	1
438 La Fox River Dr.	1
439 La Fox River Dr.	1
445 La Fox River Dr.	1
604 La Fox River Dr.	1
605 La Fox River Dr.	1
Source: Village of Algonquin	

Table 4	
Residential Units in Redevelopment Project Area	
Address	Number of Units
703 La Fox River Dr.	1
3 Madison St.	2
8 Madison St.	1
13 Madison St.	1
18 Madison St.	2
21 Madison St.	2
103 Madison St.	1
7 S. Main St.	2
100 S. Main St.	9
102-106 S. Main St.	5
107-109 S. Main St.	2
108 N. Main St.	1
109 N. Main St.	1
114 N. Main St.	1
115-117 S. Main St.	7
119-121 S. Main St.	6
120-140 S. Main St.	5
120 N. Main St.	1
121 N. Main St.	2
150 S. Main St.	1
202 N. Main St.	3
203 S. Main St.	1
205 S. Main St.	1
208 S. Main St.	2
214 N. Main St.	1
214 S. Main St.	5
216 N. Main St.	1
220 N. Main St.	1
221-223 N. Main St.	2
302 N. Main St.	1
308 N. Main St.	1
309 N. Main St.	2

Source: Village of Algonquin

Table 5	
Residential Units in Redevelopment Project Area	
Address	Number of Units
315 N. Main St.	2
320 S. Main St.	1
321 N. Main St.	3
326 S. Main St.	1
328 S. Main St.	1
402 N. Main St.	1
408 S. Main St.	1
409 N. Main St.	2
409 S. Main St.	1
414 N. Main St.	1
415-417 N. Main St.	2
423 N. Main St.	1
426 N. Main St.	1
503 N. Main St.	1
506 N. Main St.	1
521 N. Main St.	2
721 S. Main St.	1
640-648 Main St	12
180 Mound St.	1
214 Mound St.	1
14 N. River Rd.	1
26 N. River Rd.	12
120 N. River Rd.	1
299 N. River Rd.	1
714 Riverview Ave.	1
726 Riverview Ave.	1
800 Riverview Dr.	1
111 Sunny Dr.	1
126 Sunny Dr.	1
104 Valley View Dr.	1
2 Washington St.	1
3 Washington St.	1
8 Washington St.	1
9 Washington St.	1
15 Washington St.	1
20 Washington St.	1
21 Washington St.	1
208 Washington St.	6
213 Washington St.	4
214 Washington St.	1
220 Washington St.	1
302 Washington St.	3
314 Washington St.	1
320 Washington St.	1
400 Washington St.	1
20 Willow St.	1

Source: Village of Algonquin

C. Number of Rooms Units

The TIF Act requires that a municipality provide a breakdown of the number of, and rooms in, the units of the RPA. The data used in the study was provided by the U.S. Census and is based on Census Tracts, which are the most detailed level of data available from the most recent census. The four Census Tracts listed in the table below encompass a larger region than the RPA, but are the best fit in relation to the RPA boundaries. Although the Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), such data was not published for the Village of Algonquin or was not available. Please refer to Table 6 below.

Table 6  
**Number of Rooms in Redevelopment Project Area**

	Census Tract 8713.10		Census Tract 8713.11		Census Tract 8714.04		Census Tract 8716	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>ROOMS</b>								
Total housing units	1,630	100%	1,789	100	1,701	100	2,066	100
1 room	0	0%	28	2%	0	0%	55	3%
2 rooms	0	0%	9	1%	100	6%	63	3%
3 rooms	15	1%	84	5%	25	2%	88	4%
4 rooms	35	2%	205	12%	106	6%	127	6%
5 rooms	110	7%	312	17%	235	14%	334	16%
6 rooms	364	22%	404	23%	276	16%	302	15%
7 rooms	340	21%	344	19%	350	21%	284	14%
8 rooms	382	23%	243	14%	291	17%	327	16%
9 rooms or more	384	24%	160	9%	318	19%	486	24%

Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04,  
[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_12\\_5YR\\_DP04&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&prodType=table)

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon the Village's data, the Village has determined as of June, 2014 that 100% of the residential structures within the RPA are inhabited. Note that habitation status was determined at a fixed point in time and was based on the Village's assessment to the best of its ability and is subject to change. This information will be updated as required by the TIF Act.

## E. Racial and Ethnic Composition

The TIF Act requires that the racial and ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement for the racial and ethnic composition of the residents in the inhabited residential units shall be deemed fully satisfied by data from the most recent U.S. Census. Accordingly, 2010 Census data was used to identify the racial and ethnic makeup of the area.

For racial and ethnic composition, the 2010 U.S. Census makes data available at the Block Group level in addition to the Census Tract level (whereas room counts as shown in Table 6 are only available at the Census Tract level). This report will show all the Block Groups comprising the RPA separately in Tables 7-12 and in aggregate for the entire RPA in Table 13.

Subject	Number	Percent
Total population (all races)	668	100
<b>WHITE</b>		
White alone or in combination	635	95.1
Hispanic or Latino	15	2.2
White alone	628	94
Hispanic or Latino	15	2.2
<b>BLACK OR AFRICAN AMERICAN</b>		
Black or African American	7	1
Hispanic or Latino	1	0.1
Black or African American	4	0.6
Hispanic or Latino	0	0
<b>AMERICAN INDIAN AND</b>		
American Indian and Alaska	3	0.4
Hispanic or Latino	0	0
American Indian and Alaska	2	0.3
Hispanic or Latino	0	0
<b>ASIAN</b>		
Asian alone or in combination	9	1.3
Hispanic or Latino	0	0
Asian alone	5	0.7
Hispanic or Latino	0	0
<b>NATIVE HAWAIIAN AND OTHER</b>		
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
<b>SOME OTHER RACE</b>		
Some Other Race alone or in	22	3.3
Hispanic or Latino	22	3.3
Some Other Race alone	21	3.1
Hispanic or Latino	21	3.1
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Subject	Number	Percent
Total population (all races)	2,368	100
<b>WHITE</b>		
White alone or in combination	2,058	86.9
Hispanic or Latino	199	8.4
White alone	2,026	85.5
Hispanic or Latino	188	7.9
<b>BLACK OR AFRICAN</b>		
Black or African American	82	3.5
Hispanic or Latino	7	0.3
Black or African American	69	2.9
Hispanic or Latino	6	0.3
<b>AMERICAN INDIAN AND</b>		
American Indian and Alaska	26	1.1
Hispanic or Latino	14	0.6
American Indian and Alaska	13	0.5
Hispanic or Latino	10	0.4
<b>ASIAN</b>		
Asian alone or in combination	101	4.3
Hispanic or Latino	0	0
Asian alone	85	3.6
Hispanic or Latino	0	0
<b>NATIVE HAWAIIAN AND</b>		
Native Hawaiian and Other	7	0.3
Hispanic or Latino	0	0
Native Hawaiian and Other	6	0.3
Hispanic or Latino	0	0
<b>SOME OTHER RACE</b>		
Some Other Race alone or in	137	5.8
Hispanic or Latino	135	5.7
Some Other Race alone	129	5.4
Hispanic or Latino	128	5.4
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Subject	Number	Percent
Total population (all races)	1,035	100
<b>WHITE</b>		
White alone or in combination	987	95.4
Hispanic or Latino	64	6.2
White alone	963	93
Hispanic or Latino	58	5.6
<b>BLACK OR AFRICAN</b>		
Black or African American	24	2.3
Hispanic or Latino	2	0.2
Black or African American	19	1.8
Hispanic or Latino	1	0.1
<b>AMERICAN INDIAN AND</b>		
American Indian and Alaska	6	0.6
Hispanic or Latino	2	0.2
American Indian and Alaska	0	0
Hispanic or Latino	0	0
<b>ASIAN</b>		
Asian alone or in combination	22	2.1
Hispanic or Latino	1	0.1
Asian alone	8	0.8
Hispanic or Latino	0	0
<b>NATIVE HAWAIIAN AND</b>		
Native Hawaiian and Other	2	0.2
Hispanic or Latino	0	0
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
<b>SOME OTHER RACE</b>		
Some Other Race alone or in	24	2.3
Hispanic or Latino	23	2.2
Some Other Race alone	19	1.8
Hispanic or Latino	19	1.8
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Subject	Number	Percent
Total population (all races)	1,093	100
<b>WHITE</b>		
White alone or in combination	1,005	91.9
Hispanic or Latino	57	5.2
White alone	1,002	91.7
Hispanic or Latino	57	5.2
<b>BLACK OR AFRICAN</b>		
Black or African American	32	2.9
Hispanic or Latino	5	0.5
Black or African American	32	2.9
Hispanic or Latino	5	0.5
<b>AMERICAN INDIAN AND</b>		
American Indian and Alaska	14	1.3
Hispanic or Latino	2	0.2
American Indian and Alaska	12	1.1
Hispanic or Latino	2	0.2
<b>ASIAN</b>		
Asian alone or in combination	28	2.6
Hispanic or Latino	0	0
Asian alone	27	2.5
Hispanic or Latino	0	0
<b>NATIVE HAWAIIAN AND</b>		
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
<b>SOME OTHER RACE</b>		
Some Other Race alone or in	17	1.6
Hispanic or Latino	17	1.6
Some Other Race alone	17	1.6
Hispanic or Latino	17	1.6
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Table 11		
Census Tract 8713.16, Block Group 4		
Subject	Number	Percent
Total population (all races)	985	100
WHITE		
White alone or in combination	948	96.2
Hispanic or Latino	26	2.6
White alone	940	95.4
Hispanic or Latino	22	2.2
BLACK OR AFRICAN		
Black or African American	4	0.4
Hispanic or Latino	0	0
Black or African American	4	0.4
Hispanic or Latino	0	0
AMERICAN INDIAN AND		
American Indian and Alaska	9	0.9
Hispanic or Latino	4	0.4
American Indian and Alaska	4	0.4
Hispanic or Latino	1	0.1
ASIAN		
Asian alone or in combination	13	1.3
Hispanic or Latino	0	0
Asian alone	7	0.7
Hispanic or Latino	0	0
NATIVE HAWAIIAN AND		
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
SOME OTHER RACE		
Some Other Race alone or in	22	2.2
Hispanic or Latino	20	2
Some Other Race alone	20	2
Hispanic or Latino	19	1.9
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Table 12		
Census Tract 8714.04, Block Group 1		
Subject	Number	Percent
Total population (all races)	2,329	100
WHITE		
White alone or in combination	2,156	92.6
Hispanic or Latino	178	7.6
White alone	2,122	91.1
Hispanic or Latino	164	7
BLACK OR AFRICAN		
Black or African American	42	1.8
Hispanic or Latino	6	0.3
Black or African American	32	1.4
Hispanic or Latino	2	0.1
AMERICAN INDIAN AND		
American Indian and Alaska	10	0.4
Hispanic or Latino	3	0.1
American Indian and Alaska	2	0.1
Hispanic or Latino	1	0
ASIAN		
Asian alone or in combination	80	3.4
Hispanic or Latino	2	0.1
Asian alone	62	2.7
Hispanic or Latino	1	0
NATIVE HAWAIIAN AND		
Native Hawaiian and Other	1	0
Hispanic or Latino	0	0
Native Hawaiian and Other	0	0
Hispanic or Latino	0	0
SOME OTHER RACE		
Some Other Race alone or in	85	3.6
Hispanic or Latino	83	3.6
Some Other Race alone	70	3
Hispanic or Latino	69	3
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table</a>		

Table 13		
Racial Composition of Redevelopment Project Area		
Subject	Number	Percent
Total population (all races)	4129	100
<b>WHITE</b>		
White alone or in combination	3698	89.6
Hispanic or Latino	271	6.6
White alone	3655	88.5
Hispanic or Latino	260	6.3
<b>BLACK OR AFRICAN AMERICAN</b>		
Black or African American	121	2.9
Hispanic or Latino	13	0.3
Black or African American	105	2.5
Hispanic or Latino	11	0.3
		0.0
<b>AMERICAN INDIAN AND</b>		
American Indian and Alaska	43	1.0
Hispanic or Latino	16	0.4
American Indian and Alaska	27	0.7
Hispanic or Latino	12	0.3
		0.0
<b>ASIAN</b>		
Asian alone or in combination	138	3.3
Hispanic or Latino	0	0.0
Asian alone	117	2.8
Hispanic or Latino	0	0.0
		0.0
<b>NATIVE HAWAIIAN AND OTHER</b>		
Native Hawaiian and Other	7	0.2
Hispanic or Latino	0	0.0
Native Hawaiian and Other	6	0.1
Hispanic or Latino	0	0.0
		0.0
<b>SOME OTHER RACE</b>		
Some Other Race alone or in	176	4.3
Hispanic or Latino	174	4.2
Some Other Race alone	167	4.0
Hispanic or Latino	166	4.0
Source: 2010 U.S. Census; 2008-2012 5-Year Estimates, Table DP-04, <a href="http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_DP04&amp;prodType=table">http://factfinder2.census.gov/faces/ tableservices/jsf/pages/ productview.xhtml?pid=ACS_12_5YR_DP04 &amp;prodType=table</a>		



## II. REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, Section II of the Housing Impact Study must contain four components: (a) identification of units that may be removed in the proposed redevelopment project; (b) the Village's plan for relocation assistance; (c) relocation assistance to be provided; and (d) the identification of potential replacement housing.

### A. Units That May Be Slated for Displacement

The TIF Act requires that the Housing Impact Study identify those units, by location and number that may be removed as a result of the redevelopment plan.

Address	Number of Units
103 W. Algonquin Rd.	2
102 N. Harrison St.	2
420 S. Harrison St.	1
180 Mound St.	1
214 Mound St.	1
109 N. Main St.	1
121 N. Main St.	2
302 N. Main St.	1
308 N. Main St.	1
309 N. Main St.	2
315 N. Main St.	2
321 N. Main St.	3
402 N. Main St.	1
409 N. Main St.	2
414 N. Main St.	1
415-417 N. Main St.	2
423 N. Main St.	1
426 N. Main St.	1
503 N. Main St.	1
506 N. Main St.	1
521 N. Main St.	2
7 S. Main St.	2
640-648 S. Main St.	12
120 N. River Rd.	1
299 N. River Rd.	1
714 Riverview Dr.	1
726 Riverview Dr.	1
800 Riverview Dr.	1
111 Sunny Dr.	1
126 Sunny Dr.	1

104 Valley View Ct.	1
Source: Village of Algonquin	

In the RPA there are potentially 53 impacted units in 31 different structures (refer to Table 14 for a detailed list). Although the Village does not contemplate any displacement as of the date of this study, at a future point in time it is possible that the Village could pursue redevelopment that results in removal of these structures and the housing units located within.

B. The Village Plans for Relocation Assistance

The TIF Act requires that the municipality establish a plan for relocation assistance for those units that may be removed as a result of the potential redevelopment of the RPA.

The Village will provide relocation assistance pursuant to regulations promulgated under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and as specified in the TIF Act. Said regulations will serve as the basis for its relocation plan for any residents who would be displaced as a result of the TIF related redevelopment efforts. In addition to such guidelines, the Village may undertake assistance based upon the needs of the residents or the projects.

As stated above, the Village’s plan for relocation assistance for those residents in the Redevelopment Project Area whose residences may be removed shall be consistent with the requirements set forth in the TIF Act. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Relocation Assistance to Be Provided

In addition to the relocation plan as identified above, the TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The Village plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated, the Village will utilize URA guidelines as the basis for its relocation assistance where appropriate.

D. Identification of Replacement Housing Alternatives

The TIF Act states that the Village shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Using U.S. Census data (the 2008-2012 5-Year Estimate, Table DP-04), KMA calculated the average monthly rent and the average value of a home for the four Census Tracts, 8713.10, 8713.11, 8714.04 and 8716, which most closely correspond to the RPA. KMA has located replacement housing for the 53 potentially impacted units assuming they are proportional in rent and home value to the aggregated Census Tracts. KMA focused on two scenarios for the replacement housing: in scenario 1 (refer

to Tables 15-17), all the impacted units are renters; in scenario 2, (Tables 18-19), all the impacted units are home owners.

The information contained in this section is not meant to be exhaustive, but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA.

**Scenario 1**

Table 15				
<b>Units For Rent Near The Redevelopment Project Area</b>				
<b>Address</b>	<b>Rent</b>	<b>Bedrooms</b>	<b>Baths</b>	
605 Barrington Avenue, Unit 216 East Dundee, IL 60118	\$ 550	2	1	
227 E State Road, Unit 3, Island Lake, IL 60042	\$ 550	1	1	
3124 Cornell Road, Unit W, Waukegan, IL 608	\$ 595	1	1	
510 Marshal Avenue, Wonder Lake, IL 60097	\$ 625	1	1	
509 5TH Street, Harvard, IL 60033	\$ 625	2	1	
315 Ridge Lane, Unit 1H, Harvard, IL 60033	\$ 645	2	1	
23 Jamaica Colony, Unit 7, Fox, Lake, IL 60020	\$ 650	1	1	
440 Cunant Boulevard, Unit 3G, Richmond, IL 60071	\$ 650	1	1	
1414 W Clear Water Circle, Unit 2C, Round Lake Beach, IL 60073	\$ 650	1	1	
117 S State Street, Unit B, Marengo, IL 60152	\$ 695	1	1	
801 N McLean Boulevard, Unit 332, Elgin, IL 60123	\$ 700	2	1.5	
330 Leah Lane, Unit 2C, Woodstock, IL 60098	\$ 725	1	1	
330 Cunant Boulevard Unit 2C, Richmond, IL 60071	\$ 700	1	1	
Source: <a href="http://www.realtor.com/realestateandhomes-detail/135-Harrison-Street-Unit-A_Dekalb_IL_60115_M84464-00676?row=2">http://www.realtor.com/realestateandhomes-detail/135-Harrison-Street-Unit-A_Dekalb_IL_60115_M84464-00676?row=2</a>				

Table 16

**Units For Rent Near The Redevelopment Project Area**

<b>Address</b>	<b>Rent</b>	<b>Bedrooms</b>	<b>Baths</b>
605 Barrington Avenue Unit 156, East Dundee, IL 60118	\$ 750	2	2
801 N McLean Boulevard, Unit 120, Elgin, IL 60123	\$ 750	2	1.5
730 Elm Street, Unit 730, Algonquin, IL 60102	\$ 785	1	1
621 Virginia Road, Unit 307, Crystal Lake, IL 60014	\$ 795	1	1
1354 Cunant Court, Unit 2C, Lake In The Hills, IL 60156	\$ 800	1	1
1253 Getzelman Drive, Unit 2N, Elgin, IL 60123	\$ 850	2	1
1363 Cunant Court, Unit 3B, Lake In The Hills, IL 60156	\$ 850	1	1
1303 Cunant Court, Unit 3B, Lake In The Hills, IL 60156	\$ 850	1	1
11120 S Church Street, Unit 1, Huntley, IL 60142	\$ 875	1	1
161 West River Road, Elgin, IL 60123	\$ 875	3	2
91 W Crystal Lake Avenue, Unit 2N, Crystal Lake, IL 60014	\$ 890	2	1
603 Silverston Drive, Carpentersville, IL 60110	\$ 895	1	1
120 King William Drive, East Dundee, IL 60118	\$ 900	2	1
405 Silverstone Drive, Unit 1, Carpentersville, IL 60110	\$ 925	1	1

Source: [http://www.realtor.com/homesforrent/Algonquin\\_IL/type-house-rentals,condo-townhome-co-ops-rentals,other-rentals/affordable?pgsz=50](http://www.realtor.com/homesforrent/Algonquin_IL/type-house-rentals,condo-townhome-co-ops-rentals,other-rentals/affordable?pgsz=50)

Table 17			
<b>Units For Rent Near The Redevelopment Project Area</b>			
Address	Rent	Bedrooms	Baths
2460 Millbrook Drive, Unit 207, Algonquin, IL 60102	\$ 1,088	1	1
2451 Millbrook Drive, Unit 203, Algonquin, IL 60102	\$ 1,124	1	1
1915 Ozark Parkway, Algonquin, IL 60102	\$ 1,150	2	1.5
1112 Stratford Lane, Algonquin, IL 60102	\$ 1,275	2	2
341 Golf Lane, Algonquin, IL 60102	\$ 1,300	2	2
275 Partridge Court, Algonquin, IL 60102	\$ 1,350	2	2
947 Old Oak Circle Unit 947, Algonquin, IL 60102	\$ 1,350	2	2.5
2623 Williamsburg Court, Algonquin, IL 60102	\$ 1,350	2	1.5
2104 Glacier Court, Algonquin, IL 60102	\$ 1,350	2	2
1220 Riverwood Drive, Unit 1220 Algonquin, IL 60102	\$ 1,350	2	2
9923 Amanda Lane, Algonquin, IL 60102	\$ 1,500	3	2
2631 Williamsburg Drive, Algonquin, IL 60102	\$ 1,525	3	2.5
12 Parkside Court, Algonquin, IL 60102	\$ 1,550	2	2.5
261 Williamsburg Road, Algonquin, IL 60102	\$ 1,550	3	2.5
1595 Millbrook Drive, Algonquin, IL 60102	\$ 1,625	3	2
2622 Amber Lane, Algonquin, IL 60102	\$ 1,625	3	2
2645 Loren Lane, Algonquin, IL 60102	\$ 1,625	3	2
2913 Talaga Drive, Unit 2913, Algonquin IL 60102	\$ 1,700	3	2.5
230 Winding Canyon Way, Algonquin IL 60102	\$ 1,750	3	2.5
1390 Westbourne Parkway, Algonquin, IL 60102	\$ 1,750	4	2
Source: <a href="http://www.realtor.com/homesforrent/Algonquin_IL/type-house-rentals,condo-townhome-co-ops-rentals,other-rentals/affordable?pgsz=50&amp;ml=2">http://www.realtor.com/homesforrent/Algonquin_IL/type-house-rentals,condo-townhome-co-ops-rentals,other-rentals/affordable?pgsz=50&amp;ml=2</a>			

## Scenario 2

Table 18			
<b>Units For Sale Near The Redevelopment Project Area</b>			
Address	Price	Bedrooms	Baths
28 Austin Avenue, Carpentersville, IL 60110	\$ 49,900	3	1
Source: <a href="http://www.realtor.com/realestateandhomes-search/Algonquin_IL/sby-1?pgsz=50&amp;ml=1">http://www.realtor.com/realestateandhomes-search/Algonquin_IL/sby-1?pgsz=50&amp;ml=1</a>			

Table 19

**Units For Sale Near The Redevelopment Project Area**

<b>Address</b>	<b>Price</b>	<b>Bedrooms</b>	<b>Baths</b>
721 S Main Street, Algonquin IL 60102	\$ 69,800	2	1
1030 Westen Drive, Algonquin, IL 60102	\$ 100,000	3	2
3 Jayne Street, Algonquin, IL 60102	\$ 103,000	5	2
1305 N Parkview Terrace, Algonquin, IL 60102	\$ 154,000	3	1.5
115 Division Street, Algonquin, IL 60102	\$ 154,900	3	1.5
415 N Main Street, Algonquin, IL	\$ 155,000	4	2
1320 Yosemite Parkway, Algonquin, IL 60102	\$ 155,000	3	1
9923 Amanda Lane, Algonquin, IL	\$ 159,500	3	2
1410 Grandview Court, Algonquin, IL 60102	\$ 159,900	3	2.5
2316 Sandy Creek Drive, Algonquin, 60102	\$ 159,900	4	2.5
1600 Riverwood Drive, Algonquin, IL 60102	\$ 164,900	3	2
2483 Stonegate Road, Algonquin, IL 60102	\$ 165,000	3	2.5
16 Bitter Spring Court, Algonquin, 60102	\$ 165,000	3	2.5
1100 Dawson Lane, Algonquin, IL 60102	\$ 200,000	3	2.5
360 Diamond Back Way, Algonquin, IL 60102	\$ 200,000	4	2.5
2813 Waterfront Avenue, Algonquin, IL 60102	\$ 200,000	2	2.5
40201 Whitehall Lane, Algonquin, IL 60102	\$ 204,900	3	2.5
2003 Clemantis Drive, Algonquin, IL 60102	\$ 207,000	4	2.5
13 Waterfront Court, Algonquin, IL 60102	\$ 209,900	3	2.5
550 Old Oak Circle, Algonquin, IL 60102	\$ 209,900	4	2.5
1040 Fox Run Lane, Algonquin, IL 60102	\$ 210,900	4	2
31 Woodview Lane, Algonquin, IL 60102	\$ 212,000	3	3
1220 Yosemite Parkway, Algonquin, IL 60102	\$ 212,500	4	1.5
1510 Yosemite Parkway, Algonquin, IL 60102	\$ 215,000	5	2.5
1150 Stonegate Road, Algonquin, IL 60102	\$ 215,000	3	2.5
4 Winding Canyon Court, Algonquin, IL 60102	\$ 215,000	3	2
2201 Tahoe Parkway, Algonquin, IL 60102	\$ 215,000	3	2
300 Rustic Lane, Algonquin, IL 60102	\$ 219,000	3	2
710 Brentwood Court, Algonquin, IL 60102	\$ 219,000	3	1.5
71 Kelsey Court, Algonquin, IL 60102	\$ 219,000	3	2.5
10360 N River Road, Algonquin IL 60102	\$ 299,900	4	3
3500 Lakeview Drive, Algonquin, IL 60102	\$ 302,900	4	2.5
14 Rock River Court, Algonquin, IL 60102	\$ 309,000	5	2.5
1491 White Chapel Lane, Algonquin, IL 60102	\$ 309,900	6	3.5
2040 Cloverdale Lane, Algonquin, IL 60102	\$ 309,900	4	2.5
1700 Highmeadow Lane, Algonquin, IL 60102	\$ 309,900	4	3.5
1425 Carlisle Street, Algonquin, IL 60102	\$ 309,900	4	2.5
1633 Lowe Drive Algonquin, IL 60102	\$ 545,000	4	2.5
8 Moate Lane, Barrington Hills, IL 60100**	\$1,048,000	4	5.5

Source: [http://www.realtor.com/realestateandhomes-search/Algonquin\\_IL/sby-1?pgsz=50](http://www.realtor.com/realestateandhomes-search/Algonquin_IL/sby-1?pgsz=50)

### III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

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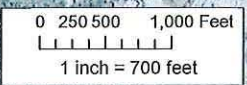
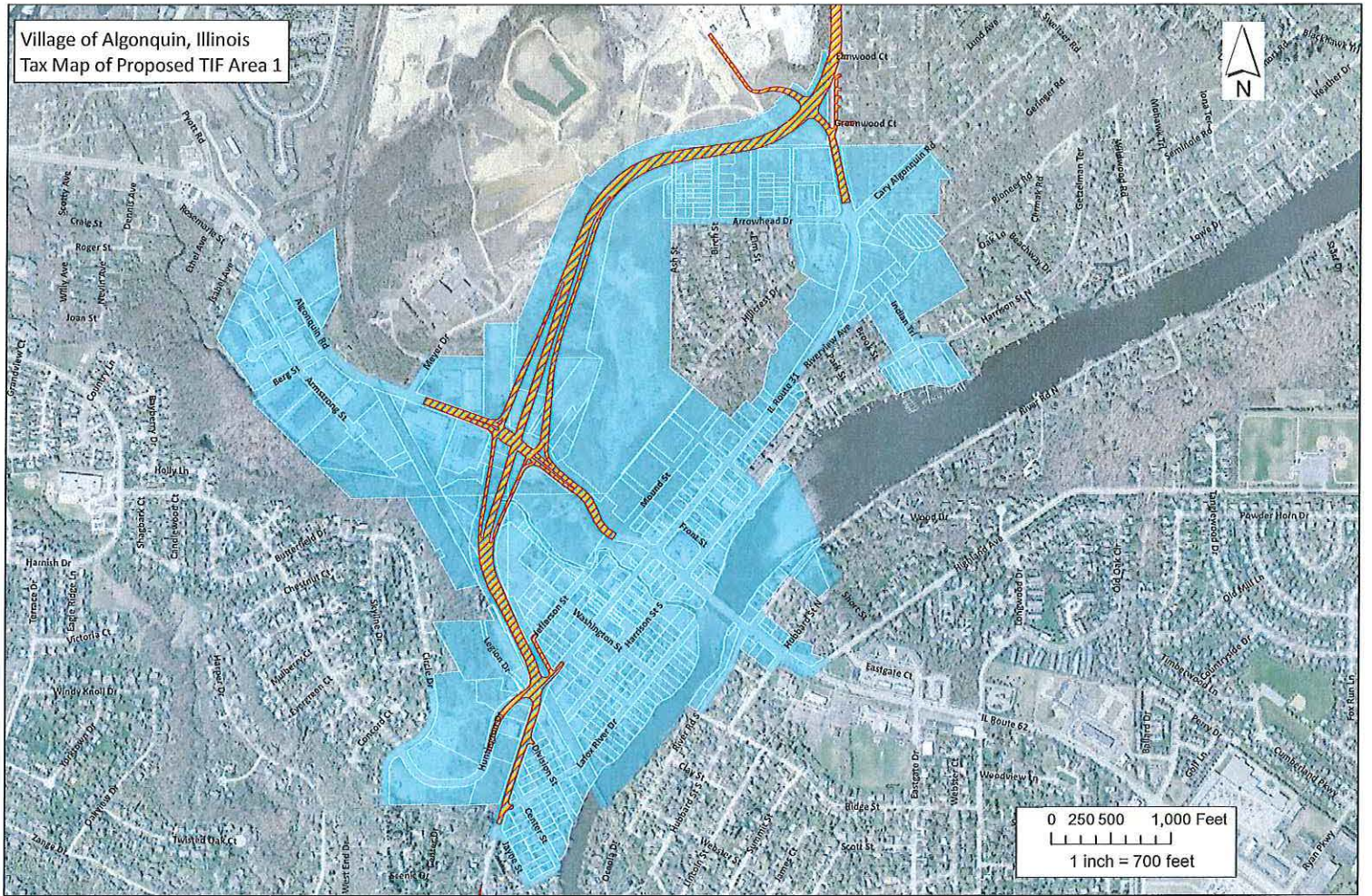
Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the regulations under the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the municipality.

If the Village does relocate residents within the RPA, the Village will need to determine if those residents fall into the low-income and very low-income category. At that point, the Village will take appropriate action and provide relocation assistance to those residents that would be relocated pursuant to the requirements of the TIF Act. The Village intends to work with local housing agencies and organizations to ensure that relocated residents find comparable housing.

**Appendix A**  
**Study Area Map**

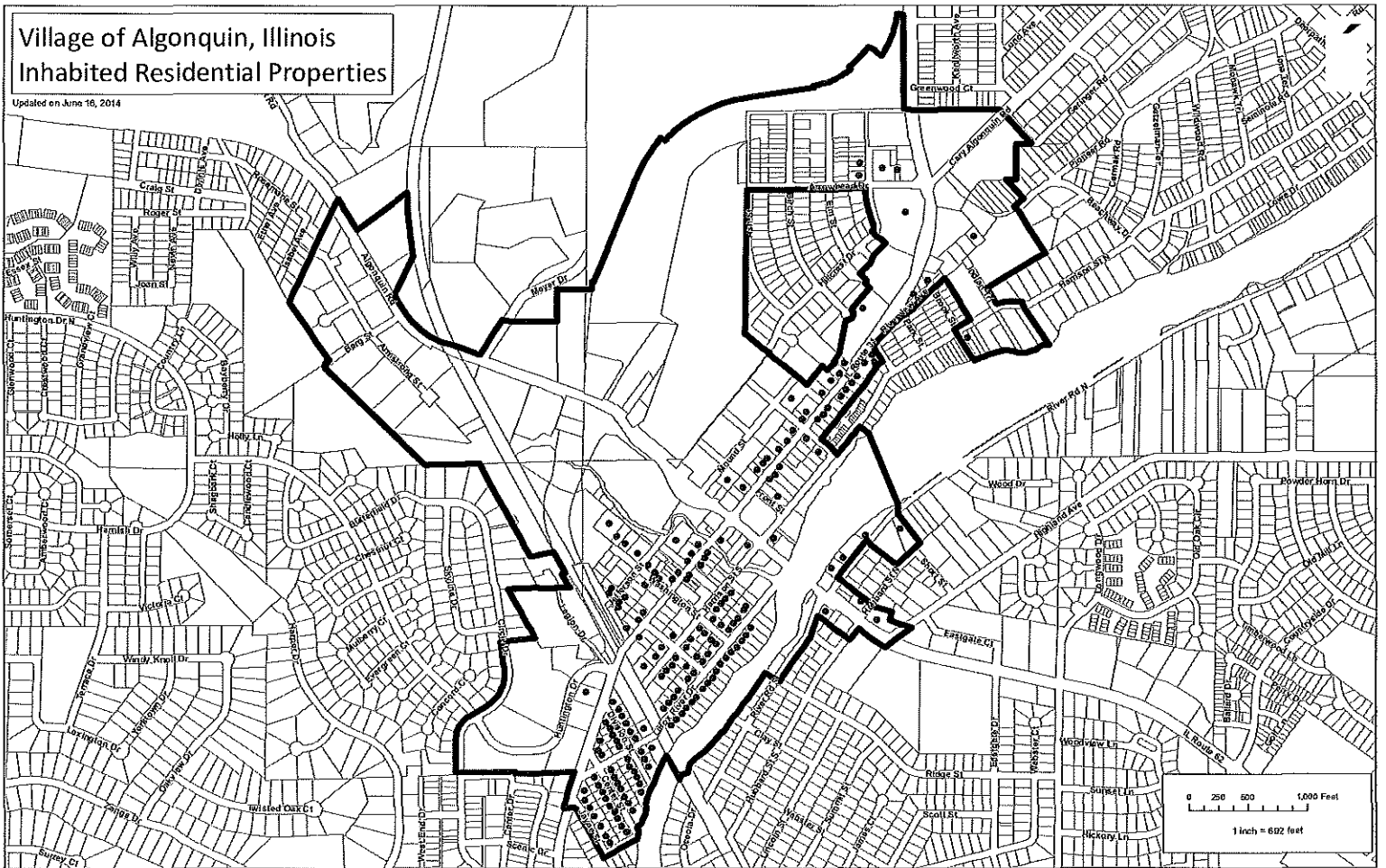


Village of Algonquin, Illinois  
Tax Map of Proposed TIF Area 1



# Village of Algonquin, Illinois Inhabited Residential Properties

Updated on June 16, 2014



**EXHIBIT 3**  
**LEGAL DESCRIPTION**

## **PROPOSED DOWNTOWN T.I.F. AREA**

THAT PART OF SECTION 27, THE NORTHEAST QUARTER, SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 34, THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN BLOCK B5 IN ALGONQUIN HILLS UNIT NO.1, RECORDED ON JUNE 17, 1926 AS DOCUMENT NUMBER 1926R0073664; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF LOTS 4 THRU 14 IN SAID BLOCK B5, INCLUSIVE, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CARY ROAD (FORMERLY CARY - ALGONQUIN ROAD); THENCE SOUTHEAST TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CARY ROAD AND SOUTHWESTERLY RIGHT-OF-WAY LINE OF GERINGER ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GERINGER ROAD TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE WEST ALONG SAID SOUTH LINE TO THE MOST NORTHERLY CORNER OF LOT 1 IN BLOCK 43 IN FRANK E MERRILL & CO'S UNIT NO. 3 ALGONQUIN HILLS SUBDIVISION, RECORDED ON MARCH 23, 1928 AS DOCUMENT NUMBER 1928R0082647; THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINES OF LOT 1 THRU 4 IN SAID BLOCK 43, INCLUSIVE, TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 43; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PIONEER ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE MOST WESTERLY CORNER OF LOT 1 IN OAK HILLS ADDITION, RECORDED ON MARCH 9, 1953 AS DOCUMENT NUMBER 1953R0262903; THENCE SOUTHEASTERLY ALONG A LINE TO SAID MOST WESTERLY CORNER OF LOT 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PIONEER ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 AND LOT 2 IN SAID OAK HILLS ADDITION TO THE MOST SOUTHERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 AND A POINT ON THE NORTHWESTERLY LINE OF LOT 5 IN OAK HILLS RESUBDIVISION, RECORDED JUNE 2, 1954 AS DOCUMENT NUMBER 1954R0279097; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 5 AND LOTS 4 THRU 1, INCLUSIVE, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN TRAIL; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH HARRISON STREET (FORMERLY FOX RIVER DRIVE); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE NORTHEAST CORNER OF THE BEACH LOT IN SAID OAK HILLS RESUBDIVISION; THENCE SOUTHEASTERLY TO SAID NORTHEAST CORNER OF THE BEACH LOT; THENCE SOUTHERLY ALONG THE NORTHEASTELY LINE OF SAID BEACH LOT TO THE SHORELINE OF THE FOX RIVER INTERSECTING THE STAKE LINE 20 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF AT THE STAKE LINE; THENCE SOUTHWESTERLY ALONG SAID SHORELINE OF THE FOX RIVER TO THE SOUTHWEST CORNER OF LOT 20 IN THE PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN, RECORDED ON OCTOBER 7, 1925 AS DOCUMENT NUMBER 1925R0070199; THENCE NORTHWESTERLY

ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20 AND ITS NORTHWESTERLY EXTENSION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH HARRISON STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 25 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 25 AND LOTS 26 THRU 30, INCLUSIVE, TO THE NORTHEAST CORNER OF LOT 30 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 30 TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 34 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN, SAID NORTHEAST CORNER OF LOT 34 ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROAD ROUTE 22 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SUNNY DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF LOT 3 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE SOUTHWESTERLY 79.5 FEET ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LOT LINE OF SAID LOT 3, SAID POINT LYING 8.31 FEET SOUTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF SAID LOT 3; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LOT LINE OF SAID LOT 3 TO A POINT BEING 18.3 FEET FROM SAID NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTHWESTERLY ALONG A LINE TO THE MOST NORTHERLY CORNER OF ASPEN LANDING, RECORDED ON MAY 19, 2004 AS DOCUMENT NUMBER 2004R0044576; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ASPEN LANDING TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EDWARD STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ITS SOUTHEASTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF MCKINLEY'S RESUBDIVISION, RECORDED MAY 28, 1900 AS DOCUMENT NUMBER 1900R0008610; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID MCKINLEY'S RESUBDIVISION TO THE NORTHWESTERLY SHORELINE OF THE FOX RIVER; THENCE SOUTHEASTERLY ACROSS THE FOX RIVER TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY SHORELINE OF THE FOX RIVER AND THE NORTH AND SOUTH QUARTER SECTION LINE OF SECTION 34, SAID POINT BEING 437 FEET, MORE OR LESS, NORTHEASTERLY ALONG SAID SOUTHEASTERLY SHORELINE FROM THE MOST NORTHERLY CORNER OF HUBBARD'S ADDITION TO THE VILLAGE OF ALGONQUIN, RECORDED APRIL 12, 1848 DOCUMENT NUMBER 1848MG00B183; THENCE SOUTHERLY ALONG SAID NORTH AND SOUTH QUARTER SECTION LINE, A DISTANCE OF 14.26 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVER ROAD (FORMERLY WATER STREET); THENCE CONTINUING SOUTHERLY TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY THEREOF, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 381668 AS RECORDED WITH THE RECORDER'S OFFICE OF MCHENRY COUNTY ON FEBRUARY 20, 1961 IN BOOK 650 PAGE 499; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HUBBARD STREET; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND NORTHWESTERLY RIGHT-OF-WAY LINE OF HUBBARD STREET TO THE MOST EASTERLY CORNER OF LOT 1 IN BLOCK 2 IN SAID

HUBBARD'S ADDITION TO THE VILLAGE OF ALGONQUIN; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND CONTINUING ALONG THE NORTHEASTERLY LINE OF LOT 6 AND ITS NORTHWESTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RIVER ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWESTERLY CORNER OF LOT 7 IN BLOCK 3 IN SAID HUBBARD'S ADDITION TO THE VILLAGE OF ALGONQUIN; THENCE SOUTHEASTERLY TO SAID SOUTHWESTERLY CORNER OF LOT 7; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 AND CONTINUING SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF LOT 2 IN SAID BLOCK 3 TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HUBBARD STREET; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 1 IN FREUND'S SUBDIVISION, RECORDED JULY 8, 1959 AS DOCUMENT NUMBER 1959R0356591; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE, SAID POINT BEING OPPOSITE AND ADJACENT TO SAID NORTHEAST CORNER; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (AKA STATE ROUTE NO. 62); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBARD STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 1 IN BLOCK 4 IN SAID HUBBARD'S ADDITION TO THE VILLAGE OF ALGONQUIN; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND SOUTHWESTERLY LINE OF LOT 1 AND CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 2 THRU 5 TO THE SOUTHWEST CORNER OF LOT 5 THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF LINE "A" AS CREATED AND DESCRIBED IN DOCUMENT 2004R0057597, SAID LINE "A" WAS CREATED TO DIVIDE LOT 3 IN RIVER'S EDGE SUBDIVISION, RECORDED SEPTEMBER 24, 1990 AS DOCUMENT NUMBER 1990R035360; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND LINE "A" TO THE SOUTHEASTERLY SHORELINE OF THE FOX RIVER; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY SHORELINE OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WILLOW STREET; THENCE SOUTHWESTERLY, ACROSS THE FOX RIVER, ALONG SAID EXTENSION AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF WILLOW STREET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JAYNE STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF JAYNE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE WESTERLY TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, SAID POINT BEING OPPOSITE AND ADJACENT TO SAID POINT OF INTERSECTION; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE WEST ALONG

SAID NORTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CIRCLE DRIVE; THENCE NORTHERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 1 IN HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1, RECORDED JULY 19, 1965 AS DOCUMENT NUMBER 1965R0446262; THENCE EASTERLY ALONG SAID EXTENSION AND SOUTH LINE OF LOT 26 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 26 AND THE EASTERLY LINES OF LOTS 25 AND 24 IN SAID BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF LOT 23 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 23 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT ON THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 944200, RECORDED JULY 2, 1986; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEGION DRIVE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 23 IN HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1; THENCE EASTERLY ALONG SAID EASTERLY EXTENSION TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 16 IN PLUMLEIGH'S ADDITION TO ALGONQUIN, RECORDED MARCH 24, 1860 IN DEED BOOK 28, PAGE 400, SAID NORTHEAST CORNER OF LOT 1 BEING A POINT ON THE WESTERLY RIGHT-OF-LINE OF THE NOW ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-LINE TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT A TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID OUTLOT A, 5 COURSES, TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF OUTLOT A IN BLOCK 4 IN ALGONQUIN INDUSTRIAL PARK, RECORDED NOVEMBER 4, 1966 AS DOCUMENT NUMBER 1966R0465704, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF SAID ALGONQUIN INDUSTRIAL PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 3 COURSES TO THE MOST NORTHWESTERLY CORNER OF LOT 4 IN BLOCK 2 IN SAID ALGONQUIN INDUSTRIAL PARK, SAID NORTHWESTERLY CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 9 IN BLOCK 5 IN LAKE IN THE HILLS ESTATES, UNIT NO. 12, RECORDED ON APRIL 29, 1953 AS DOCUMENT NUMBER 1953R0264707, SAID SOUTHERLY CORNER ALSO BEING A POINT ON THE MOST EASTERLY LINE OF SAID LAKE IN THE HILLS ESTATES, UNIT NO. 12; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND ITS NORTHEASTERLY EXTENSION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (FORMERLY ALGONQUIN - CRYSTAL LAKE ROAD AND/OR ALGONQUIN - HUNTLEY ROAD), AS WIDENED; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY LINE OF LOT 16 IN THE ASSESSORS PLAT OF ALGONQUIN OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 28, RECORDED DECEMBER 6, 1859; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NOW ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 510 FEET PLUS OR MINUS, TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NUMBER 796648, RECORDED JUNE 23, 1980; THENCE SOUTHWESTERLY (SOUTH 26 DEGREES, 30 MINUTES WEST PER DOCUMENT NUMBER 796648) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF

SAID ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MEYER DRIVE AS DEDICATED PER DOCUMENT 94R055444, RECORDED SEPTEMBER 23, 1994; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTH LINE OF THE LAND DESCRIBED IN DOCUMENT NUMBER 2001R0032715, RECORDED MAY 18, 2001; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST LINE OF PARCEL 1FH0018 OF THE ILLINOIS ROUTE 31 BYPASS AS DESCRIBED IN DOCUMENT NUMBER 2010R0034307, RECORDED AUGUST 11, 2010; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 1FH0018; THENCE EASTERLY ALONG THE NORTH LINE (WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 51 MINUTES 56 SECONDS EAST) OF SAID PARCEL 1FH0018 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 31 BYPASS AS DESCRIBED IN CIRCUIT COURT CASE 11ED30, FILED ON MARCH 30, 2012; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 17 COURSES; THENCE NORTH 4 DEGREES 55 MINUTES 59 SECONDS EAST, A DISTANCE OF 56.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.18 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 839.15 FEET; THENCE NORTHEASTERLY 488.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1160.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 30 DEGREES 06 MINUTES 14 SECONDS EAST, 484.85 FEET; THENCE SOUTH 47 DEGREES 50 MINUTES 00 SECONDS EAST ALONG A RADIAL LINE, A DISTANCE OF 40.00 FEET; THENCE NORTHEASTERLY 750.33 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1120.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 61 DEGREES 21 MINUTES 28 SECONDS EAST, 736.38 FEET; THENCE NORTH 80 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 607.24 FEET; THENCE NORTH 9 DEGREES 27 MINUTES 03 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY 338.18 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 710.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 66 DEGREES 54 MINUTES 18 SECONDS EAST, 334.99 FEET; THENCE NORTH 36 DEGREES 44 MINUTES 21 SECONDS WEST ALONG A RADIAL LINE, A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY 234.65 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 685.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 43 DEGREES 26 MINUTES 54 SECONDS EAST, 233.50 FEET; THENCE SOUTHEASTERLY 124.48 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.02 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 55 DEGREES 24 MINUTES 42 SECONDS EAST, 123.90 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.33 FEET; THENCE NORTHEASTERLY 379.99 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 820.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 20 DEGREES 39 MINUTES 39 SECONDS EAST, 376.60 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES 50 SECONDS EAST ALONG THE PROLONGATION OF A RADIAL LINE A DISTANCE OF 48.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31 RECORDED JANUARY 29, 1968 AS DOCUMENT NUMBER 484443; THENCE SOUTH 0 DEGREES 07 MINUTES 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 646.47 FEET; THENCE SOUTHERLY 143.63 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31 ON A CURVE TO THE LEFT HAVING A RADIUS OF 1970.10 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 2 DEGREES 12 MINUTES 45 SECONDS EAST, 143.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE RECORDED OCTOBER 9, 1926 AS DOCUMENT NUMBER 75292; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK B5 IN AFORESAID ALGONQUIN HILLS UNIT NO.1, SAID CORNER BEING THE POINT OF BEGINNING.



EXCEPTING THEREFROM THE FOLLOW DESCRIBED LAND:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN ARROWHEAD HILLS, RECORDED MAY 2, 1966 AS DOCUMENT NUMBER 1966R0457760, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HILLCREST AVENUE (FORMERLY EDGEWOOD AVENUE) THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 26 IN SAID ARROWHEAD HILLS; THENCE SOUTHEASTERLY ALONG SAID EXTENSION AND NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID LOT 26, SAID CORNER ALSO BEING THE MOST NORTHERLY CORNER OF OUTLOT B IN SAID ARROWHEAD HILLS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT B SIX COURSES TO THE MOST NORTHERLY CORNER OF OUTLOT C IN SAID ARROWHEAD HILLS; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT C, THREE COURSES TO THE MOST SOUTHWESTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE MOST EASTERLY CORNER OF THE FIRST ADDITION TO ARROWHEAD HILLS, RECORDED FEBRUARY 13, 1972 AS DOCUMENT NUMBER 1972R0586670; THENCE SOUTHWESTERLY ALONG THE MOST SOUTHEASTERLY LINE OF SAID FIRST ADDITION TO ARROWHEAD HILLS, 4 COURSES TO THE MOST SOUTHERLY CORNER OF SAID FIRST ADDITION TO ARROWHEAD HILLS; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID FIRST ADDITION TO ARROWHEAD HILLS TO THE MOST WESTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE WEST LINE OF SCENIC VIEW SUBDIVISION, RECORDED MAY 24, 1977 AS DOCUMENT NUMBER 1977R0695627; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ARROWHEAD DRIVE (FORMERLY MAPLE AVENUE); THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**EXHIBIT 4**  
**TIF ELIGIBILITY REPORT**

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**VILLAGE OF ALGONQUIN**

**TIF ELIGIBILITY REPORT**

**PROPOSED DOWNTOWN TIF DISTRICT**

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A study to determine whether all or a portion of an area located in the Village of Algonquin qualifies as a Conservation Area as set forth in the Definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: The Village of Algonquin, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

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ADOPTED

October 7, 2014

**VILLAGE OF ALGONQUIN  
PROPOSED DOWNTOWN TIF DISTRICT  
TIF ELIGIBILITY REPORT**

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## EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Algonquin (the “Village”) to conduct an analysis of the qualification of an area that would result in the establishment of the Downtown Tax Increment Finance (TIF) District. The Village is pursuing the creation of the proposed TIF District to promote the revitalization of under-utilized properties located within the Village and the overall improvement of the Downtown area.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the TIF District:

- 1) *Conservation Area* – The proposed TIF District qualifies as a “Conservation Area” as defined under the Tax Increment Finance (“TIF”) Act. Overall, because of certain factors identified in this report, the area is in danger of declining toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Since the majority of structures (89%) are over 35 years old or greater, the TIF District meets the statutory criteria as a Conservation Area TIF.
- 2) *Current conditions impede redevelopment* – The existence of certain conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.
- 4) *TIF designation recommended* – To mitigate Conservation Area conditions, promote private sector investment, and foster the economic viability of the proposed TIF District, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

Because the Village redevelopment activities may result in the dislocation of 10 or more inhabited residential units, the Village is obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the “Act”) and such study is included as part of the TIF Plan.

## **I. INTRODUCTION AND BACKGROUND**

In the context of planning for the proposed establishment of the Downtown Tax Increment Financing District (the “TIF District,” “Redevelopment Project Area” or “RPA”), the Village of Algonquin (the “Village”) has initiated the study of parcels within the proposed TIF District to determine whether they qualify for inclusion in the district. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the RPA.

A general boundary description for the RPA follows: The Downtown TIF District includes frontage parcels located along Main and Harrison Street, as well as Jefferson Street and frontage parcels along the west side of the Fox River. The area also extends west along Algonquin Road to the boundaries of the Algonquin Industrial/Office Park and north along Route 31 to Cary Algonquin Road.

**Objectives.** The Village’s general economic development objectives are to enhance commercial and mixed use opportunities within the Village, prioritizing the Downtown area. To achieve this overarching objective, the Village has proposed the following guidelines that would apply to the proposed TIF District. (Refer to Exhibit 1 below.)

Given the Village's goals as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed RPA. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the TIF District, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Exhibit 1

General Goals for the Downtown Area

**Economic Development Goal #1**

**Achieve a diversity of commercial development that is organized to provide a broader range of goods and services within and beyond the community.**

Policies

- Provide strategic recommendations, in conformity with Village development principles, for the preservation, development and redevelopment of compatible land uses in the Downtown area.
- Identify and capture opportunities, with appropriate concentration, for retail/commercial, residential, and civic/public land uses.
- Develop a multi-modal plan (vehicular, pedestrian, and bicycle) that enhance linkages to/from Downtown and to adjacent neighborhoods. Also, address existing needs, accommodate future demand and create a pedestrian friendly district.
- Address traffic congestion and pass-through issues in the Downtown area with the construction of the Western Bypass for Illinois Route 31.
- Mitigate traffic congestion in the Downtown area with alternative forms of transportation circulation such as enhanced bicycle trail access, transit connections to fixed-rail systems outside the Village, and other transit-oriented development strategies.
- Support Downtown redevelopment and rehabilitation with future infill development that is compatible with and complement Algonquin's efforts at historic preservation.

Economic Development Goal #2

**Actively market and provide incentives to attract new development and residents to Algonquin.**

Policies

- Promote ground-floor retail, entertainment, institutional, and recreational uses with offices, services, and residential units occupying 2<sup>nd</sup> and 3<sup>rd</sup> floor spaces to attract mixed-use development to the Downtown area.
- Encourage intensive residential development along Jefferson Street, Harrison Street, and Washington Street while maintaining and protecting the integrity of single-family homes in the area.
- Improve physical access and enhancement to the Fox River waterfront with coordinating efforts establishing improved linkages between Downtown, Towne Park, Cornish Park and Riverfront Park via enhanced sidewalks, pedestrian signage, way finding signage to /from the Prairie Trail Bike Path, new pedestrian bridges over Crystal Creek, and walkways connected to the Historic Village Hall site that creates a successful urban environment.
- Increase Downtown visual attractiveness, character and urban design standards by establishing development principles in an organized approach, particularly enhancing way finding elements, traffic circulation, and convenient parking solutions.

Source: Village of Algonquin Downtown Plan

The Village has further determined that redevelopment currently planned for the TIF District is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the TIF District and to improve the base and job creation within the Village.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

**Current Land Use.** Land uses include commercial, industrial, residential and institutional properties. Despite its advantageous location, certain parcels in the area are underutilized and face challenges due to piecemeal development patterns. The Route 31 bypass currently underway offers opportunities to coordinate redevelopment and to improve area valuations. This proposed TIF District would provide the Village with the possibility of bringing new development to an area that has become underutilized and demonstrated growing vacancies.

The proposed TIF District suffers from a variety of economic development impediments, as identified in the TIF Act. For example, it suffers from deterioration, obsolescence and lagging or declining equalized assessed valuations (EAV). Section V of this report identifies other impediments to redevelopment.

Refer to Appendix 1 of the TIF Plan which provides a detailed map of the proposed TIF.



**General Scope and Methodology.** KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in August, 2013 and continuing periodically up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF.

For the purpose of the study, properties within the proposed TIF District were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a Conservation Area, as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the TIF District boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the TIF District.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

## II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the proposed TIF District to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a TIF District/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

**TIF Qualification Factors for a Conservation Area.** In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed TIF District would qualify as a Conservation Area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed Conservation Area meets the age threshold, then the following factors are to be examined to determine TIF qualification:

If a *Conservation Area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor 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 building 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 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, 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 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 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 service.

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

(K) Environmental Clean-Up. 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. Any such remediation costs would 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 factor 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) Lagging or Declining 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 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 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.

### **III. THE PROPOSED TIF DISTRICT**

The proposed TIF District contains approximately 458 tax parcels located within the boundaries of the area.

The TIF District contains improved land designated primarily for commercial, industrial, residential, mixed-use and institutional purposes. The area's potential for redevelopment is challenged due to the fact that certain structures are older as well as converted to other uses, and the area's overall uncoordinated appearance, due to multiple land uses and largely historic piecemeal development patterns. In particular, the area has been impacted by the general economic downturn in the commercial real estate market throughout the Chicago metropolitan area, including the Village of Algonquin and McHenry County. Redevelopment options for the area are being considered by the Village.

#### **IV. METHODOLOGY OF EVALUATION**

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

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the proposed TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed TIF District underperformed relative to EAV growth in the balance of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration, and obsolescence. Additionally, KMA reviewed the following data: 2007-2013 tax information from McHenry County, parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., deterioration, obsolescence, etc.).
- 4) Existing structures and site conditions were initially surveyed only in the context of checking against statutory criteria detailed in the TIF Act and as applied to structures and site conditions on the parcels.
- 5) The TIF District was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Land within the TIF District was examined to determine the applicability of the thirteen (13) different Conservation Area factors for qualification for TIF designation under the Act.

## V. QUALIFICATION FINDINGS FOR PROPOSED TIF DISTRICT

Based upon KMA's evaluation of parcels in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District as a Conservation Area. The factors are summarized in Exhibit 2 below. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the Act.

### Exhibit 2

#### Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	7 <ul style="list-style-type: none"> <li>• Obsolescence</li> <li>• Lagging or Declining EAV</li> <li>• Lack of Community Planning</li> <li>• Deterioration</li> <li>• Inadequate Utilities</li> <li>• Deleterious Layout</li> <li>• Excessive Land Coverage and Overcrowding of Structures and Community Facilities</li> </ul>

Note: In addition to 7 qualifying factors above, the proposed TIF District meets the statutory age threshold that 50% or more of the structures are 35 years or older.

**Finding as a Conservation Area.** The TIF District is found to qualify as a Conservation Area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the Conservation Area were over 35 years of age. Based upon County Assessor and site survey data, 216 of 243 structures (89%) were over 35 years in age.

**Conservation Area Factors.** As a second step, KMA reviewed the criteria needed to qualify an area as a Conservation Area, finding that seven factors were present:

- 1) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. Properties along Main Street Route 31 evidence conversions from initially residential uses to commercial or mixed uses. The need for parking, access/egress, storage or buffering to adjacent uses are present due to the conversions and limitations of lot sizes.

Partly because the area is an older area (by definition being an area where a 50% or more of the structures exceed 35 years in age), certain buildings within the proposed TIF District are no longer adequate for their original user or require upgrades in order to be competitive.

The RPA as a whole has factors that contribute to functional obsolescence such as overall building age (as mentioned 89% of the structures are over 35 years old), deterioration, limited lot depth, and the need for coordinated signage, streetscape, and internal circulation, including both pedestrian and vehicle use.

Many of the commercial structures exhibit design features or components that are outdated in relation to market conditions. Signage, façade and exterior treatments, and site improvements in many cases are “dated” and appear outmoded in relation to newer properties. Deterioration of site improvements or building components also contribute to the outmoded or “tired” appearance of many structures and facilities. The industrial/business park includes primarily smaller structures with limited ceiling height and onsite parking.

Declines in area valuation support the economic obsolescence found in the RPA, indicating that both the age and the condition of the properties have resulted in an absolute decline of value from tax year 2008 to tax year 2013.

Also as noted below, certain properties have experienced vacancies in recent years, many located in prominent parts of the RPA (along Algonquin Road).

Overall, the lack of continued maintenance of properties, limited national/regional tenants, and the presence of older buildings have resulted in fewer opportunities for area retailers/commercial establishments to remain competitive in comparison to alternative locations.

- 2) Lagging or Declining EAV. This factor is present if 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 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 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. The EAV has declined for five (5) consecutive years and the EAV of the TIF District has lagged Village-wide growth for four (4) of the past five years and five (5) of the last five (5) years for the CPI (Consumer Price Index). Please refer to Exhibit 3 below.



Exhibit 3

EAV Trends for Proposed TIF District

	2013	2012	2011	2010	2009	2008
Total EAV for TIF District	\$20,444,801	\$22,946,042	\$25,426,353	\$28,237,883	\$28,990,520	\$29,187,693
EAV Change (%)	-10.90%	-9.75%	-9.96%	-2.60%	-0.68%	
Village wide EAV (Excluding TIF)	\$784,566,657	\$864,254,654	\$955,854,396	\$1,049,382,790	\$1,128,600,876	\$1,125,885,693
Village EAV Change (%)	-9.22%	-9.58%	-8.91%	-7.02%	0.24%	
CPI	1.50%	2.10%	3.20%	1.60%	-0.40%	

Sources: McHenry County Clerk, McHenry County Assessor, Village of Algonquin

- 3) Lack of Community Planning. The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor 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.

Both sides of Harrison Street and Main Street frontage include multiple land uses; including a number of single family homes interspersed with commercial/retail uses and conversions of residential to commercial uses. Some parcels include multiple structures and internal circulation between uses is limited.

Approximately 83% of the structures were constructed before the 1959 Comprehensive Plan was adopted. The Village undertook its Downtown Study in 2013.

As stated above, buffering to adjacent single family uses is mixed, and loading/unloading functions are also varied from use to use both along the business “core” and in adjacent areas. Existing uses reflect piece meal or uncoordinated development patterns. There is little continuity (in streetscape, signage, etc.) to differentiate the area from the neighboring areas.

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning.

Lacking until recently has been effective and sustained economic development plans and strategies intended to address the coordinated redevelopment of the entire RPA. This is not to say that improvements did not take place over the years, but that they were implemented without the guidance of a master plan directed toward long-term benefit for the RPA. A lack of such efforts has contributed to the evolution of blighted factors currently present within the RPA.

The lack of coordinated development has left parcels that are inadequate in size and shape for contemporary development. This is evidenced by the narrow lots that the area's buildings set on, the lack of parking for the area's businesses, the lack of adequate exterior access and the lack of buffering between uses.

- 4) Deterioration. The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Deterioration is primarily observed among the surface improvements. Parking lots adjacent to both vacant and occupied structures have widespread cracking as well as potholes and depressions. Because parking lots constitute a large percentage of overall land use in the RPA, the poorly maintained lots, in combination with the lack of buffering discussed above, have a negative aesthetic impact on the area. Forty-six percent (46%) of the tax parcels evidenced deteriorated conditions.

Secondary evidence of deterioration was observed among certain buildings, such as the vacant properties identified above and in the rear portions of occupied buildings.

- 5) Inadequate Utilities. This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric 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.

Based on a review of the Village's existing infrastructure within the proposed TIF District by Christopher B. Burke Engineering, Ltd., inadequacies were found in three areas:

- I. Water Main – Existing public water mains within the RPA were constructed in the 1960's and are therefore over 40 years old. According to Village records, a high number of water main breaks have occurred in the RPA due to mains being undersized in diameter (6 inches). The 6 inch mains should be replaced. The Comprehensive Water Master Plan states redevelopment in the RPA requires a 16 inch transmission main extension be made through the TIF District along Algonquin Road, connecting to future 16 inch transmission main extensions from redevelopment north and south along Algonquin Road, which will connect to the existing transmission main ending near the Fox River.

- II. Sanitary Sewer – The public sanitary sewers were constructed in the 1960’s and are over 40 years old. The sanitary sewers range from 6 inches to 24 inches in diameter within the proposed TIF District. The 6 inch mains should be replaced. According to the North Basin Sanitary Sewer Evaluation Report, redevelopment activities within the RPA require upgrade to the Riverfront Lift Station. Also, upsizing is required for the sanitary sewers upstream of the Riverfront Lift Station.
  - III. Storm Sewer and Water Detention – According to Village records the storm sewers in the RPA were constructed in the 1960’s and are therefore over 40 years in age. The existing public storm sewers range in diameter from 6 inches to 36 inches. The existing mains which are 12 inches or less should be replaced. In the portions of the proposed TIF District north of Algonquin Road, storm water is conveyed to the Fox River. In the portions south of Algonquin Road and west of the Fox River storm water is conveyed to Crystal Creek which is tributary to the Fox River. The engineering report opines that “(sic) additional amounts of the existing system may need to be removed or replaced if the layout of the redeveloped area is changed.”
- 6) Deleterious Land Use or Layout. The acts states that deleterious land use and layout occurs with the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

As a whole the RPA has sufficient available parking space. However, existing parking is concentrated in municipal parking facilities in close radius to parks and residential units. Many businesses lack their own off-street parking and rely on public parking facilities to attract customers and clients. In some cases the parking may not be adjacent or near the businesses.

Where public off-street parking does exist in close proximity to businesses, that parking is situated in positions with limited visual access to potential patrons. Noticeable public off-street parking is available, but many stores have not or cannot be re-oriented to where customers can enter within a few feet of where their vehicle is parked.

Also, traffic patterns and conditions are determinants in relation to deleterious land use and layout. Traffic issues in the RPA which contribute to this factor are management of traffic flow and volumes along Algonquin Road and Main Street (IL Route 31), and Algonquin Road at Harrison Street/River Road/Hubbard Street, and Main Street at Washington Street/Front Street/Edward Street (particularly during rush hour). Daily challenges at the aforementioned intersections are created given that traffic is not separated from traffic for residential areas, and deficiencies in traffic related signage are causes for safety concerns in connection to pedestrian, general traffic, and especially truck traffic throughout the central area of the RPA.

Another factor is the ongoing issue of single-family homes within and on the fringes of the RPA which are in close proximity to commercial and institutional uses. In most instances, there is little buffer between such conflicting land-uses persist on parcels now zoned by the Village for retail and commercial uses.

7) Excessive Land Coverage and Overcrowding of Structures and Community Facilities.

The Act states 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 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 service.

Many structures within the RPA have greater land coverage than is suitable or acceptable for present day development standards. There are many zero lot line parcels along Main Street between Algonquin Road and Washington Street which were common in the decades prior to modern construction standards for retail development, industrial parks and residential subdivisions. The current parcel configurations manifest into a lack of on-site parking facilities which acts as a detriment to private sector redevelopment efforts.

Merchants and service providers operating in many of the structures are reliant on restricted on-street parking, or off-street parking facilities to serve the needs of customers and clients. This puts them at a competitive disadvantage with their counterparts in retail malls and business parks.

A preponderance of structures in the central area of the RPA is adjoined to each other and there is a problem with overcrowding of structures on parcels too small for multiple buildings and uses which is a hindrance to redevelopment. The result is that any effort for expansion to create on-site parking for more efficient business operation is discouraged due to the costs of acquisition and/or demolition which would make redevelopment economically infeasible for the private sector alone. The general lack of land area reduces the viability of economic re-use of the sites with virtually no room for additional on-site facilities which would make the facilities more suitable redevelopment targets. The overcrowding of many structures, especially structures which share common walls, creates a fire hazard common for traditional Downtown areas which were developed in the last century. Also, conditions of excessive land coverage and overcrowding of structures create poor ingress/egress to public right-of-ways and no clear means to separate access to buildings between customers and clients versus provision for loading and other service functions to businesses.

The majority of the area's buildings lack adequate loading and unloading provisions and adequate off-street parking provisions. As a result, loading and unloading is primarily conducted with total or partial blocking of streets or driveways. Often, there is no significant buffer between commercial concerns and residential areas. Parking for employers and business patrons may be forced onto the neighboring residential side streets or on other off site alternatives.

## **VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

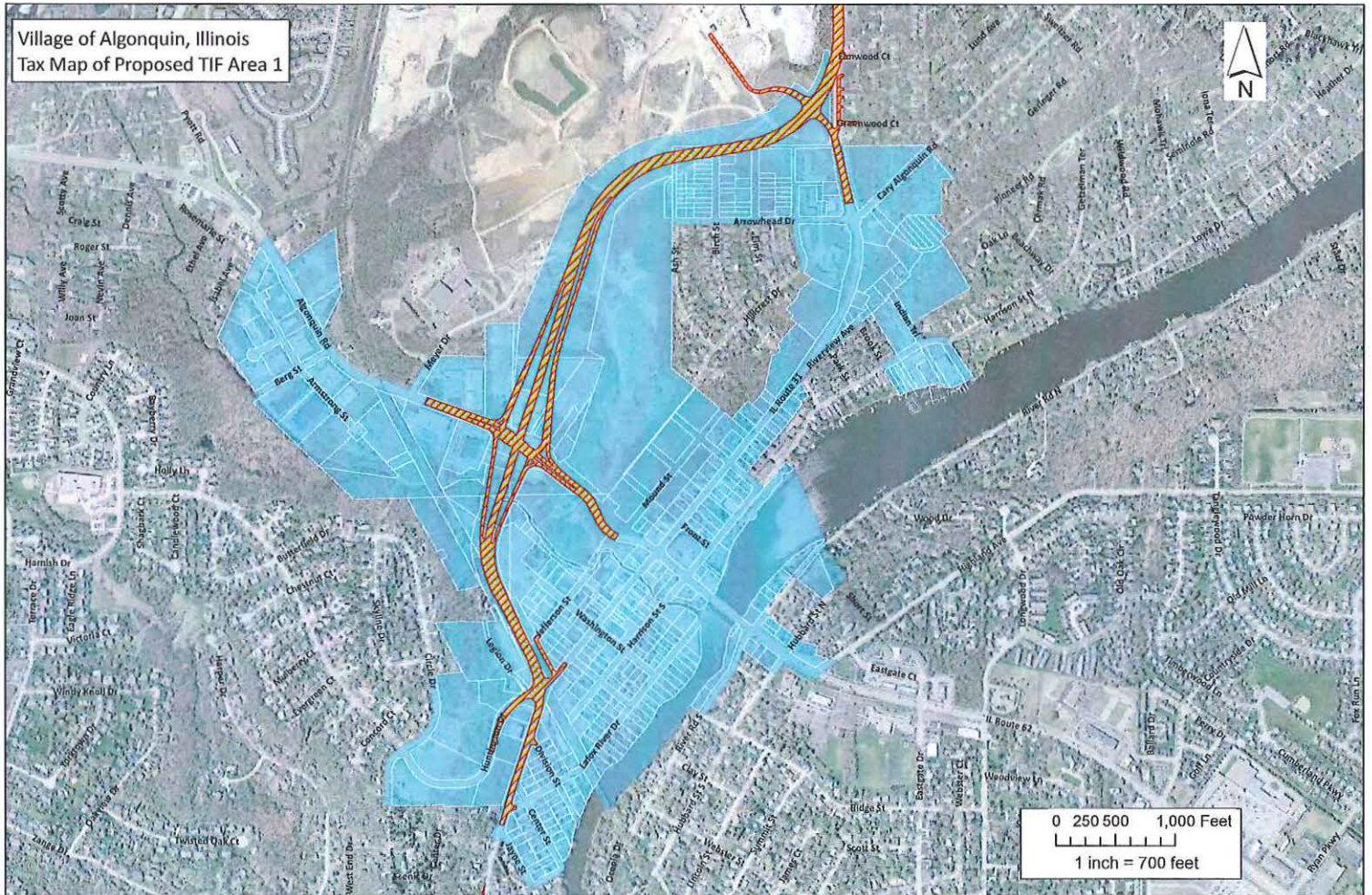
The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a Conservation Area. Further, the Conservation Area factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District.

**EXHIBIT A**  
**Boundary Map**

Village of Algonquin, Illinois  
Tax Map of Proposed TIF Area 1



0 250 500 1,000 Feet  
1 inch = 700 feet



**EXHIBIT B**

**Tax Parcels**

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-27-126-005	0	0	0	0	0	--
19-27-176-001	0	0	0	0	0	--
19-27-176-003	0	0	0	0	0	--
19-27-176-004	0	0	0	0	0	--
19-27-176-005	0	0	0	0	0	--
19-27-176-006	0	0	0	0	0	--
19-27-176-007	0	0	0	0	0	--
19-27-176-008	0	0	0	0	0	--
19-27-177-001	0	0	0	0	0	750
19-27-177-002	3,382	3,382	3,500	3,221	2,948	2,700
19-27-177-003	0	0	0	0	0	5,040
19-27-177-003	0	0	0	0	0	5,040
19-27-178-001	0	0	0	0	0	--
19-27-178-001	0	0	0	0	0	--
19-27-178-001	0	0	0	0	0	--
19-27-178-001	0	0	0	0	0	--
19-27-178-002	0	0	0	0	0	360
19-27-179-009	841,946	738,567	714,152	544,661	498,528	456,575
19-27-255-017	0	0	0	0	0	--
19-27-255-017	0	0	0	0	0	--
19-27-326-005	1,878	1,878	1,943	1,788	0	--
19-27-326-006	0	0	0	0	0	--
19-27-326-007	0	0	0	0	0	--
19-27-326-008	1,878	1,878	1,943	1,788	1,637	1,499
19-27-326-009	0	0	0	0	0	--
19-27-326-010	0	0	0	0	0	--
19-27-326-011	0	0	0	0	0	--
19-27-326-012	0	0	0	0	0	--
19-27-326-013	0	0	0	0	0	--
19-27-326-014	0	0	0	0	0	--
19-27-326-015	0	0	0	0	0	--
19-27-326-016	0	0	0	0	0	--
19-27-326-017	0	0	0	0	0	--
19-27-326-018	0	0	0	0	0	--
19-27-326-019	0	0	0	0	0	--
19-27-327-001	1,693	1,693	1,752	1,612	1,475	1,351
19-27-327-002	3,382	3,382	3,500	3,221	2,948	2,700
19-27-327-003	1,693	1,693	1,752	1,612	1,475	1,351
19-27-327-004	1,693	1,693	1,752	1,612	1,475	1,351
19-27-327-006	3,382	3,382	3,500	3,221	2,948	2,700
19-27-327-007	1,693	1,693	1,752	1,612	1,475	1,351
19-27-327-008	1,693	1,693	1,752	1,612	1,475	1,351
19-27-327-010	3,395	3,395	3,513	3,233	0	--
19-27-328-001	1,693	1,693	1,752	1,612	1,475	1,351
19-27-328-002	1,693	1,693	1,752	1,612	1,475	1,351
19-27-328-003	1,693	1,693	1,752	1,612	1,475	1,351
19-27-328-004	7,961	7,961	8,238	7,581	1,475	1,351

Village of Algenquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-27-328-005	1,693	1,693	1,752	1,612	1,475	1,351
19-27-328-006	7,020	7,020	7,264	6,685	6,119	5,604
19-27-328-007	3,050	3,050	3,156	2,905	2,658	2,434
19-27-328-008	36,313	35,813	29,525	26,855	24,193	22,148
19-27-328-009	3,050	3,050	3,156	2,905	2,658	2,434
19-27-328-010	49,894	49,394	45,956	41,812	37,761	34,079
19-27-329-001	273,958	273,958	220,321	202,748	167,069	153,009
19-27-329-002	8,384	8,384	8,676	7,984	7,307	6,692
19-27-329-005	21,212	20,712	18,931	16,783	16,683	14,774
19-27-329-006	13,941	13,941	14,426	13,276	12,151	11,129
19-27-333-003	761,864	761,864	619,788	570,353	484,303	443,547
19-27-334-004	112,120	111,620	104,322	95,520	86,922	79,102
19-27-334-007	15,209	15,209	15,738	14,483	13,256	12,141
19-27-351-001	6,583	6,583	6,812	6,269	5,738	--
19-27-351-006	0	0	0	0	0	--
19-27-351-008	0	0	0	0	0	--
19-27-351-010	0	0	0	0	0	--
19-27-351-011	0	0	0	0	0	--
19-27-351-012	0	0	0	0	0	--
19-27-351-013	0	0	0	0	0	--
19-27-351-015	0	0	0	0	0	--
19-27-351-016	0	0	0	0	0	--
19-27-351-017	0	0	0	0	0	101,670
19-27-352-002	0	0	0	0	0	--
19-27-352-003	0	0	0	0	0	--
19-27-353-003	0	0	0	0	0	--
19-27-377-001	0	0	0	0	0	--
19-27-377-012	90,030	89,530	83,601	76,454	69,469	63,118
19-27-377-013	62,184	61,684	57,484	52,421	47,358	42,298
19-27-377-016	60,474	60,474	56,721	52,197	47,775	43,755
19-27-377-017	85,473	84,973	79,327	68,522	61,871	54,823
19-27-377-018	41,390	40,890	37,980	34,471	31,044	27,926
19-27-377-019	58,420	58,420	54,795	50,424	46,153	42,269
19-27-377-020	75,283	75,283	70,612	64,981	59,477	54,472
19-27-378-001	0	0	0	0	0	--
19-27-379-003	91,128	91,128	94,299	86,779	79,427	72,743
19-27-379-004	86,330	85,830	80,132	77,139	70,574	64,318
19-27-379-005	0	0	0	0	0	--
19-27-379-006	69,589	69,089	64,429	58,811	53,322	48,330
19-27-380-002	71,490	70,990	66,212	60,453	54,824	49,240
19-27-382-002	0	0	0	0	0	21,998
19-27-382-006	16,773	16,773	17,357	15,972	14,619	13,389
19-27-382-007	53,239	52,739	55,094	50,699	46,404	42,499
19-27-382-008	57,306	56,806	52,908	48,209	43,617	39,442
19-27-382-009	28,122	27,622	27,622	27,622	27,622	24,511
19-27-382-010	40,146	39,646	36,814	33,398	30,060	27,025
19-27-382-011	77,208	77,208	72,416	66,640	60,895	55,862

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-27-382-015	44,205	43,705	40,389	38,968	35,159	37,695
19-27-382-016	35,411	34,911	32,372	29,312	26,322	23,601
19-27-382-020	61,642	61,642	36,498	33,586	30,742	28,154
19-27-382-023	58,259	58,259	60,287	55,477	50,779	46,506
19-27-382-033	83,983	83,983	78,772	55,967	51,228	46,916
19-27-383-001	17,266	17,266	17,867	16,442	15,049	13,783
19-27-383-004	18,549	18,549	19,195	17,663	16,168	14,807
19-27-383-005	43,975	90,182	93,321	85,876	78,603	71,988
19-27-383-008	64,162	64,162	60,180	55,380	50,690	46,424
19-27-383-010	104,769	104,769	108,415	99,768	91,317	83,633
19-27-401-001	283,406	283,406	293,268	219,007	200,457	167,441
19-27-402-001	0	0	0	0	0	--
19-27-402-003	17,024	17,024	17,616	16,211	14,838	13,589
19-27-402-004	39,727	39,227	36,420	33,037	29,730	27,080
19-27-402-005	0	0	0	0	0	--
19-27-402-006	40,390	39,890	37,042	33,609	30,254	27,204
19-27-402-007	81,096	80,596	75,222	68,744	62,413	56,656
19-27-402-008	20,118	20,118	20,818	19,157	17,535	16,059
19-27-402-009	1,928	1,928	1,995	1,836	1,681	1,539
19-27-402-010	6,456	6,456	6,681	6,148	5,628	5,154
19-27-402-011	6,719	6,719	6,953	6,398	5,856	5,363
19-27-402-012	7,040	7,040	7,285	6,704	6,136	5,619
19-27-402-013	8,015	8,015	8,294	7,633	6,987	6,399
19-27-402-014	6,741	6,741	6,976	6,420	5,875	5,381
19-27-402-015	6,263	6,263	6,481	5,964	5,458	4,999
19-27-402-025	30,993	30,993	32,072	29,513	27,014	24,741
19-27-402-026	15,140	15,140	15,667	14,417	13,196	12,086
19-27-402-027	13,728	13,728	14,206	13,072	11,965	10,958
19-27-402-028	12,887	12,887	13,335	12,271	11,232	10,287
19-27-402-030	116,607	116,607	120,665	111,041	101,635	93,082
19-27-404-001	8,462	8,462	8,756	8,058	7,376	6,755
19-27-404-009	0	0	0	0	0	--
19-27-404-010	34,026	34,026	35,210	32,402	29,657	27,161
19-27-405-001	74,100	74,100	76,679	70,562	64,585	59,150
19-27-430-002	0	0	0	0	0	--
19-27-430-013	26,065	26,065	26,972	24,821	22,718	20,806
19-27-430-014	75,605	75,605	78,236	71,995	65,897	60,352
19-27-453-014	0	0	0	0	0	18,244
19-27-453-015	86,973	86,973	81,575	75,069	68,710	62,928
19-27-453-016	25,536	25,536	26,425	24,317	22,257	20,384
19-27-453-017	56,327	56,327	58,287	53,638	49,095	44,964
19-27-453-018	227,714	227,714	235,639	216,843	198,476	181,773
19-27-453-019	201,188	201,188	208,189	191,584	175,356	160,599
19-28-402-008	304,255	304,255	314,843	289,731	265,190	242,873
19-28-402-015	289,207	289,207	251,705	231,628	171,335	156,916
19-28-404-008	185,358	185,358	191,809	149,416	136,760	125,252
19-28-404-009	380,750	380,750	394,000	362,574	331,863	303,935

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-28-404-012	219,616	219,616	227,259	209,131	191,417	175,308
19-28-404-013	139,921	139,921	144,790	133,241	121,955	111,692
19-28-404-014	143,952	143,952	148,961	137,080	125,468	93,626
19-28-405-010	48,517	48,517	50,205	46,201	42,287	38,729
19-28-405-011	490,442	490,442	507,509	467,029	427,472	391,497
19-28-405-012	317,674	317,674	328,729	302,508	220,225	201,691
19-28-405-013	462,130	462,130	442,904	407,576	287,878	263,651
19-28-405-014	20,280	20,280	20,986	19,312	17,676	16,189
19-28-451-001	538,158	538,158	479,410	415,562	309,339	283,306
19-28-451-002	521,661	521,661	539,815	442,699	363,627	333,026
19-28-451-017	0	0	0	0	0	--
19-28-451-018	0	0	0	0	0	--
19-28-451-019	0	0	0	0	0	--
19-28-476-001	369,276	369,276	382,127	238,255	218,075	199,723
19-28-476-005	379,058	379,058	392,249	360,963	330,387	226,666
19-28-476-008	643	643	665	613	560	513
19-28-476-009	0	0	0	0	0	--
19-28-476-010	44,129	44,129	45,665	42,023	38,463	35,227
19-28-477-009	229,218	229,218	237,195	218,275	129,886	--
19-28-477-015	867,210	867,210	897,389	825,810	598,142	547,806
19-28-478-001	12,444	12,444	1,723	847	505	462
19-28-478-009	204,670	204,670	55,261	0	0	--
19-28-478-012	36,491	36,491	10,196	0	0	--
19-28-478-013	574,900	574,900	481,609	443,195	405,655	371,516
19-28-478-015	0	0	0	0	0	--
19-28-478-016	0	0	0	0	0	--
19-28-478-018	0	0	0	0	0	--
19-28-478-019	0	0	0	0	0	--
19-33-227-013	0	0	0	0	0	--
19-33-227-019	0	0	0	0	0	--
19-33-227-023	0	0	0	0	0	--
19-33-227-024	0	0	0	0	0	--
19-33-227-032	0	0	0	0	115,997	106,235
19-33-227-033	0	0	0	0	0	--
19-33-227-034	0	0	0	0	0	--
19-33-228-006	0	0	0	0	0	--
19-33-228-007	0	0	0	0	0	155
19-33-228-008	0	0	0	0	0	--
19-33-228-009	0	0	0	0	0	--
19-33-228-010	0	0	0	0	0	--
19-33-228-011	0	0	0	0	0	155
19-33-228-012	0	0	0	0	0	155
19-33-228-013	0	0	0	0	0	155
19-33-228-014	0	0	0	0	0	--
19-33-228-015	0	0	0	0	0	--
19-33-277-001	0	0	0	0	0	--
19-33-277-007	0	0	0	97,927	89,632	82,089

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-33-277-008	0	0	0	0	45,188	41,385
19-34-101-001	0	0	0	0	0	--
19-34-101-003	0	0	0	0	0	--
19-34-102-003	66,564	66,064	61,593	56,201	50,933	46,142
19-34-102-004	64,110	63,610	58,811	72,442	65,799	23,331
19-34-102-005	16,334	16,334	16,902	19,555	14,237	13,039
19-34-102-007	41,772	41,772	43,226	39,778	36,409	33,345
19-34-102-008	0	0	0	0	0	--
19-34-102-011	89,379	88,879	82,990	75,893	68,955	62,647
19-34-102-012	107,728	107,728	111,477	102,585	93,895	85,994
19-34-102-015	15,860	15,860	16,412	15,103	13,823	12,660
19-34-102-016	213,737	213,737	221,175	203,534	186,295	170,617
19-34-103-003	0	0	0	0	0	--
19-34-103-008	0	0	0	0	0	--
19-34-103-010	0	0	0	0	0	--
19-34-103-011	71,828	71,828	74,328	68,398	62,605	57,337
19-34-103-012	0	0	0	0	0	--
19-34-104-004	110,812	110,812	114,669	105,522	96,584	88,455
19-34-104-005	95,331	100,831	104,340	96,017	87,884	80,489
19-34-104-007	76,396	76,396	79,055	72,749	42,354	38,789
19-34-104-008	126,319	126,319	130,715	120,289	110,100	74,823
19-34-104-011	46,469	46,469	48,087	44,250	40,503	37,094
19-34-105-001	0	0	0	0	0	--
19-34-105-002	0	0	0	0	0	--
19-34-105-003	0	0	0	0	0	--
19-34-105-004	0	0	0	0	0	--
19-34-105-005	82,937	82,437	76,701	69,786	63,028	55,882
19-34-105-007	69,060	68,560	63,685	57,808	52,064	45,842
19-34-105-008	101,188	100,688	86,702	73,693	66,110	60,399
19-34-105-009	0	0	0	0	0	--
19-34-105-010	143,578	147,078	143,579	132,126	120,934	70,000
19-34-105-011	0	0	0	0	0	--
19-34-105-012	0	0	0	0	0	155
19-34-105-013	0	0	0	0	0	--
19-34-105-014	0	0	0	0	0	155
19-34-106-003	43,148	43,148	44,650	41,088	37,608	34,444
19-34-106-004	156,403	156,403	161,845	148,936	136,321	124,849
19-34-106-005	67,721	67,721	70,078	64,487	59,026	54,058
19-34-106-006	84,318	84,318	87,253	80,293	73,491	67,307
19-34-106-008	89,907	89,407	83,487	76,349	69,374	63,031
19-34-106-009	73,746	73,246	68,329	47,593	43,053	24,300
19-34-106-010	98,965	98,965	102,409	94,241	86,258	79,000
19-34-106-011	83,700	83,700	86,613	79,705	72,953	66,814
19-34-106-012	207,133	207,133	214,341	197,245	180,539	165,346
19-34-106-015	422	422	437	402	368	337
19-34-106-016	106,452	106,452	110,157	101,370	92,783	84,975
19-34-106-022	148,433	148,433	153,598	141,348	129,375	118,488

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-34-106-024	261,793	261,793	270,903	249,296	228,179	208,977
19-34-107-001	81,663	81,663	84,505	77,765	71,178	65,188
19-34-107-002	125,509	125,509	129,877	119,518	109,394	100,188
19-34-107-003	168,452	168,452	174,314	160,410	146,822	98,751
19-34-107-004	162,418	162,418	168,070	154,664	141,563	129,650
19-34-107-005	112,952	112,952	116,883	107,559	73,792	67,582
19-34-107-007	96,712	96,712	100,077	92,095	84,295	77,201
19-34-107-009	114,006	113,506	117,665	107,801	98,162	89,396
19-34-107-010	80,463	80,463	83,263	76,621	70,131	64,229
19-34-107-011	7,887	7,887	8,161	7,511	6,874	6,296
19-34-107-012	562	562	582	535	490	448
19-34-107-013	562	562	582	535	490	448
19-34-107-014	41,319	41,319	42,757	39,347	36,014	24,078
19-34-107-017	668,122	668,122	691,372	559,735	512,324	469,209
19-34-107-018	130,211	130,211	134,742	123,994	113,492	103,941
19-34-107-019	0	0	0	0	0	--
19-34-108-001	0	0	0	0	0	--
19-34-108-002	0	0	0	0	0	--
19-34-108-003	73,455	65,455	68,011	61,949	56,024	45,636
19-34-108-004	52,480	51,980	48,382	44,044	35,806	30,951
19-34-108-007	98,819	98,819	102,258	94,102	43,328	39,682
19-34-108-008	0	0	0	0	0	--
19-34-108-009	0	0	0	0	0	--
19-34-108-010	117,603	117,603	110,305	101,506	92,910	85,091
19-34-108-011	68,897	68,897	64,621	59,467	54,430	49,850
19-34-108-012	64,666	64,166	59,811	54,563	49,432	44,767
19-34-108-013	55,652	55,152	51,357	46,782	42,311	38,888
19-34-108-014	33,454	32,954	30,537	27,622	24,774	22,185
19-34-108-015	41,655	47,155	44,229	40,700	37,253	34,118
19-34-108-016	66,826	66,826	69,152	63,636	58,246	53,345
19-34-108-018	0	0	0	0	0	69,634
19-34-109-001	0	0	0	0	0	--
19-34-109-002	0	0	0	0	0	--
19-34-109-003	0	0	0	0	0	--
19-34-109-004	0	0	0	0	0	--
19-34-109-005	0	0	0	0	0	--
19-34-109-008	0	0	0	0	0	--
19-34-109-009	55,782	55,282	51,356	46,622	41,996	37,788
19-34-109-012	210	210	217	199	182	167
19-34-109-015	0	0	0	0	0	--
19-34-109-016	0	0	0	0	0	--
19-34-109-017	0	0	0	0	0	--
19-34-109-018	0	0	0	0	0	--
19-34-109-019	0	0	0	0	0	--
19-34-109-020	0	0	0	0	0	--
19-34-110-001	0	0	0	0	0	--
19-34-110-002	55,750	55,750	52,291	48,120	44,044	40,337

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-34-110-003	0	0	0	0	0	--
19-34-110-004	0	0	0	0	0	--
19-34-110-005	80,805	62,940	83,617	76,947	70,430	64,503
19-34-110-006	58,721	58,721	55,077	50,685	46,392	42,488
19-34-110-007	66,060	66,060	68,359	62,906	57,578	52,733
19-34-110-008	104,161	104,161	107,786	99,188	90,787	73,957
19-34-110-009	110,354	110,354	114,194	105,086	96,185	105,735
19-34-110-010	63,058	62,558	58,304	53,174	48,163	43,605
19-34-110-011	63,005	63,005	65,198	59,997	54,915	50,294
19-34-110-012	58,697	64,197	66,431	61,132	55,954	51,246
19-34-110-013	64,101	63,601	66,023	60,278	54,665	49,559
19-34-111-001	111,902	111,902	115,796	106,561	97,534	89,326
19-34-111-002	27,162	27,162	28,107	25,865	23,674	21,681
19-34-111-003	90,304	90,304	93,447	85,992	78,710	72,086
19-34-111-004	90,757	90,757	93,916	86,424	79,105	72,448
19-34-111-006	58,218	57,718	53,764	48,998	44,339	40,103
19-34-111-007	0	0	0	0	0	--
19-34-111-008	0	0	0	0	0	--
19-34-112-001	28,054	27,554	35,223	32,415	29,669	27,172
19-34-112-002	28,753	28,253	26,127	29,565	12,874	11,791
19-34-112-003	28,808	28,308	26,179	23,613	21,105	24,824
19-34-112-004	28,753	28,253	26,127	23,565	21,061	18,783
19-34-112-005	32,054	31,554	29,223	26,415	23,669	21,172
19-34-112-006	16,982	16,482	16,482	16,482	16,482	15,482
19-34-112-007	33,894	33,894	31,791	29,256	26,777	24,523
19-34-112-008	33,894	33,894	31,791	29,256	26,777	24,523
19-34-112-009	24,394	27,894	25,791	23,256	20,777	24,523
19-34-112-010	31,466	30,966	28,672	25,907	23,204	26,746
19-34-112-011	32,763	32,763	30,729	15,266	11,988	10,979
19-34-112-012	21,999	21,499	19,792	17,736	15,725	13,897
19-34-112-013	27,499	27,499	25,792	23,736	21,725	19,897
19-34-112-014	37,285	37,285	34,971	20,014	13,167	12,059
19-34-112-015	21,999	27,499	25,792	23,736	21,725	19,897
19-34-112-016	27,499	27,499	25,792	23,736	21,725	19,897
19-34-112-017	21,999	21,499	25,792	23,736	21,725	18,232
19-34-112-018	21,999	21,499	19,792	17,736	15,725	13,897
19-34-112-019	37,225	37,225	34,915	32,131	29,409	21,331
19-34-126-001	101,858	101,858	105,403	96,996	70,464	64,534
19-34-126-002	236,199	236,199	244,419	224,923	154,329	141,341
19-34-126-003	197,494	197,494	146,583	134,891	123,465	113,075
19-34-126-006	223,324	223,324	231,095	212,663	120,173	110,060
19-34-126-007	84,825	84,825	87,777	80,776	73,934	67,712
19-34-126-010	143,676	143,676	148,676	136,817	125,229	114,690
19-34-126-012	82,582	82,582	68,979	63,477	58,100	53,211
19-34-126-013	76,939	76,939	79,616	73,266	67,060	61,416
19-34-127-025	0	0	0	408,786	448,994	303,214
19-34-128-001	0	0	0	0	0	--



Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-34-128-002	71,698	71,698	74,193	68,275	62,493	57,233
19-34-128-003	9,977	9,977	10,324	9,500	8,695	7,964
19-34-128-004	908,133	908,133	939,736	512,194	468,809	429,356
19-34-128-010	6,841	6,841	7,079	6,514	5,962	5,461
19-34-128-011	114,236	114,236	118,211	108,783	99,569	91,190
19-34-129-004	0	0	0	0	0	--
19-34-129-006	0	0	0	0	0	--
19-34-130-002	244,022	244,022	252,514	232,372	212,690	84,652
19-34-130-003	153,720	153,720	159,069	146,382	133,982	122,707
19-34-130-007	145,728	145,728	129,350	119,033	66,580	60,977
19-34-130-009	0	0	0	0	0	--
19-34-130-010	236,981	236,981	222,275	185,221	169,531	155,265
19-34-131-007	12,938	12,938	13,388	12,320	11,277	10,328
19-34-131-008	12,938	12,938	13,388	12,320	11,277	10,328
19-34-131-016	25,946	25,946	26,849	24,708	22,614	20,711
19-34-131-021	62,096	61,596	57,401	52,345	47,403	37,908
19-34-132-002	335,586	335,586	347,265	319,566	292,497	267,882
19-34-151-010	0	0	0	0	0	--
19-34-151-011	0	0	0	0	0	--
19-34-151-012	0	0	0	0	0	--
19-34-151-013	0	0	0	0	0	--
19-34-152-003	0	0	0	0	229,263	196,667
19-34-152-004	0	0	0	0	244,392	223,825
19-34-153-001	0	0	0	0	0	--
19-34-154-001	51,482	50,982	47,445	43,183	39,017	35,228
19-34-154-002	55,035	54,535	50,531	45,703	40,985	35,694
19-34-154-003	52,884	52,884	54,724	44,360	40,094	36,215
19-34-154-005	43,213	42,713	39,689	36,046	32,484	29,245
19-34-154-006	46,431	45,931	42,708	38,823	33,026	29,573
19-34-154-007	40,735	40,235	37,365	33,906	30,526	27,452
19-34-154-008	52,434	51,934	48,338	38,505	34,736	31,307
19-34-154-010	50,318	49,818	46,353	42,177	38,097	34,386
19-34-155-001	55,223	55,223	51,796	52,009	47,603	43,597
19-34-155-002	53,380	52,880	58,133	53,017	48,018	43,473
19-34-155-003	52,931	52,431	48,806	44,434	40,164	36,278
19-34-155-004	47,500	47,000	43,712	39,747	35,873	32,349
19-34-155-005	18,170	17,670	17,670	37,695	33,995	30,629
19-34-155-006	34,662	34,162	31,670	28,665	25,729	23,059
19-34-155-007	293,897	293,897	304,125	279,866	256,161	234,603
19-34-155-008	71,541	71,041	54,358	49,543	44,840	40,561

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-34-155-009	745	745	771	709	649	595
19-34-156-001	55,251	54,751	50,981	46,436	41,995	37,956
19-34-156-002	67,137	61,954	62,130	56,696	51,385	46,556
19-34-156-003	44,116	44,116	35,378	32,079	28,853	25,920
19-34-157-001	51,920	51,420	47,857	43,561	39,364	35,546
19-34-157-002	53,731	53,231	49,556	45,125	40,796	36,857
19-34-157-003	58,164	57,664	53,713	48,950	44,295	40,063
19-34-157-004	100,176	100,176	93,960	86,466	79,143	66,482
19-34-158-001	79,910	79,910	74,951	68,971	63,130	57,817
19-34-158-002	59,087	59,087	61,144	56,265	45,500	41,166
19-34-158-005	64,028	63,528	59,213	54,011	48,929	21,331
19-34-158-006	73,836	73,336	68,412	62,478	56,677	46,403
19-34-158-011	86,395	86,395	89,401	82,271	75,303	68,965
19-34-158-013	335,740	335,740	347,424	239,972	188,642	83,333
19-34-159-001	69,673	69,673	65,350	60,137	55,044	50,412
19-34-159-002	73,397	72,897	68,001	62,098	56,330	51,085
19-34-159-003	63,068	62,568	61,120	55,767	50,535	45,778
19-34-159-004	69,945	69,445	64,763	59,118	53,602	48,586
19-34-159-005	77,612	77,612	80,313	73,907	67,646	61,954
19-34-159-006	11,120	10,620	10,620	10,620	10,620	16,296
19-34-159-007	60,310	60,310	56,569	52,056	47,647	43,637
19-34-159-008	65,122	64,622	60,240	54,956	49,793	45,098
19-34-159-009	15,966	15,966	16,522	15,203	13,916	12,745
19-34-159-010	79,224	78,724	73,467	67,128	60,934	55,302
19-34-159-011	60,244	59,744	55,664	50,746	45,939	41,569
19-34-159-012	45,846	45,346	42,159	38,319	34,565	31,150
19-34-159-013	48,607	48,107	44,750	40,702	36,747	33,149
19-34-160-001	61,437	60,937	56,784	51,776	46,882	42,431
19-34-160-002	69,025	68,525	63,900	58,325	52,876	47,921
19-34-160-003	91,153	90,653	84,407	76,877	69,518	61,827
19-34-160-004	61,047	60,547	56,417	51,439	46,573	42,149
19-34-160-005	49,574	22,290	22,290	40,989	22,290	31,742
19-34-160-006	35,563	35,063	32,267	28,896	25,601	21,605
19-34-160-007	76,623	76,623	71,868	66,136	60,534	55,440
19-34-160-008	37,848	37,348	36,448	33,462	29,996	25,631
19-34-160-009	49,231	48,731	45,335	41,240	37,239	33,601
19-34-161-001	0	0	0	0	0	--
19-34-161-002	0	0	0	0	0	--
19-34-161-003	0	0	0	0	0	--
19-34-161-004	70,396	69,896	65,186	59,507	53,960	48,914
19-34-161-005	65,524	65,524	61,458	56,556	51,765	47,409
19-34-161-006	58,548	58,048	54,073	49,281	44,598	40,340
19-34-161-007	50,964	50,464	46,960	42,737	38,609	29,855
19-34-161-008	47,879	47,379	40,066	36,074	28,789	26,366
19-34-161-009	59,994	59,494	55,181	50,982	46,901	40,281
19-34-161-010	51,623	51,123	47,578	43,304	39,128	35,330
19-34-161-011	86,381	85,881	80,179	73,305	66,588	60,480

Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
19-34-161-012	79,064	78,564	71,422	78,897	76,254	69,331
19-34-161-013	67,129	67,129	62,963	57,942	53,034	48,571
19-34-161-014	90,184	89,684	83,746	76,588	69,593	63,231
19-34-161-015	90,919	97,612	86,492	79,115	58,183	52,781
19-34-161-016	80,697	80,697	75,690	69,652	63,752	58,388
19-34-161-017	81,178	80,678	75,299	68,814	62,477	56,715
19-34-161-018	99,947	99,447	92,903	85,014	77,304	70,293
19-34-161-019	56,580	56,080	52,227	47,583	43,045	38,917
19-34-161-020	70,864	70,364	65,624	59,912	54,329	49,252
19-34-176-001	0	0	0	0	0	--
19-34-176-003	10,469	10,469	10,833	9,969	9,124	--
19-34-177-006	0	0	0	0	0	--
19-34-178-002	110,704	110,704	114,557	105,419	96,490	88,369
19-34-178-003	25,805	25,805	26,703	24,573	22,492	20,599
19-34-178-007	121,494	121,494	125,722	115,694	77,676	71,139
19-34-202-024	61,947	61,947	58,103	46,168	42,257	38,701
19-34-301-001	55,406	54,906	51,126	46,570	42,117	38,067
19-34-301-002	48,947	48,447	45,069	40,997	37,016	33,396
19-34-301-003	38,282	37,782	35,065	31,790	28,588	25,677
19-34-301-004	48,684	48,184	44,821	40,768	36,806	33,203
19-34-301-005	63,599	63,099	58,810	53,642	48,590	43,995
19-34-301-006	60,637	60,137	56,033	51,085	46,250	41,853
19-34-301-007	60,351	59,851	55,765	50,839	46,025	41,646
19-34-301-008	55,618	55,118	51,325	46,753	42,284	38,220
19-34-301-009	44,917	44,417	41,288	37,517	33,831	30,479
19-34-301-010	58,827	58,327	54,335	49,523	44,820	40,543
19-34-301-011	75,440	74,940	69,917	63,862	57,944	52,563
19-34-301-012	63,732	33,085	33,085	33,085	33,085	32,085
19-34-301-013	65,855	65,355	60,678	55,041	49,532	43,522
19-34-301-014	66,384	48,169	48,169	48,169	48,169	43,905
19-34-301-015	56,361	55,861	52,022	53,395	48,872	44,759
19-34-301-016	48,482	47,982	46,879	43,222	38,400	34,404
19-34-302-001	42,308	41,808	38,841	35,265	31,770	29,126
19-34-302-002	58,144	57,644	53,695	48,935	44,281	40,050
19-34-302-004	66,137	66,137	62,033	57,085	52,250	47,853
19-34-302-005	59,963	59,463	55,401	50,504	45,717	41,365
19-34-302-006	37,480	36,980	36,980	36,980	36,980	35,980
19-34-302-007	49,284	48,784	45,384	41,286	37,280	33,638
19-34-302-008	32,065	31,565	28,986	25,877	22,839	19,075
19-34-302-009	84,571	80,071	74,481	67,743	61,158	54,170
19-34-302-010	57,428	56,928	53,022	48,315	43,715	39,531
19-34-302-011	116,724	116,224	108,639	78,553	66,391	59,878

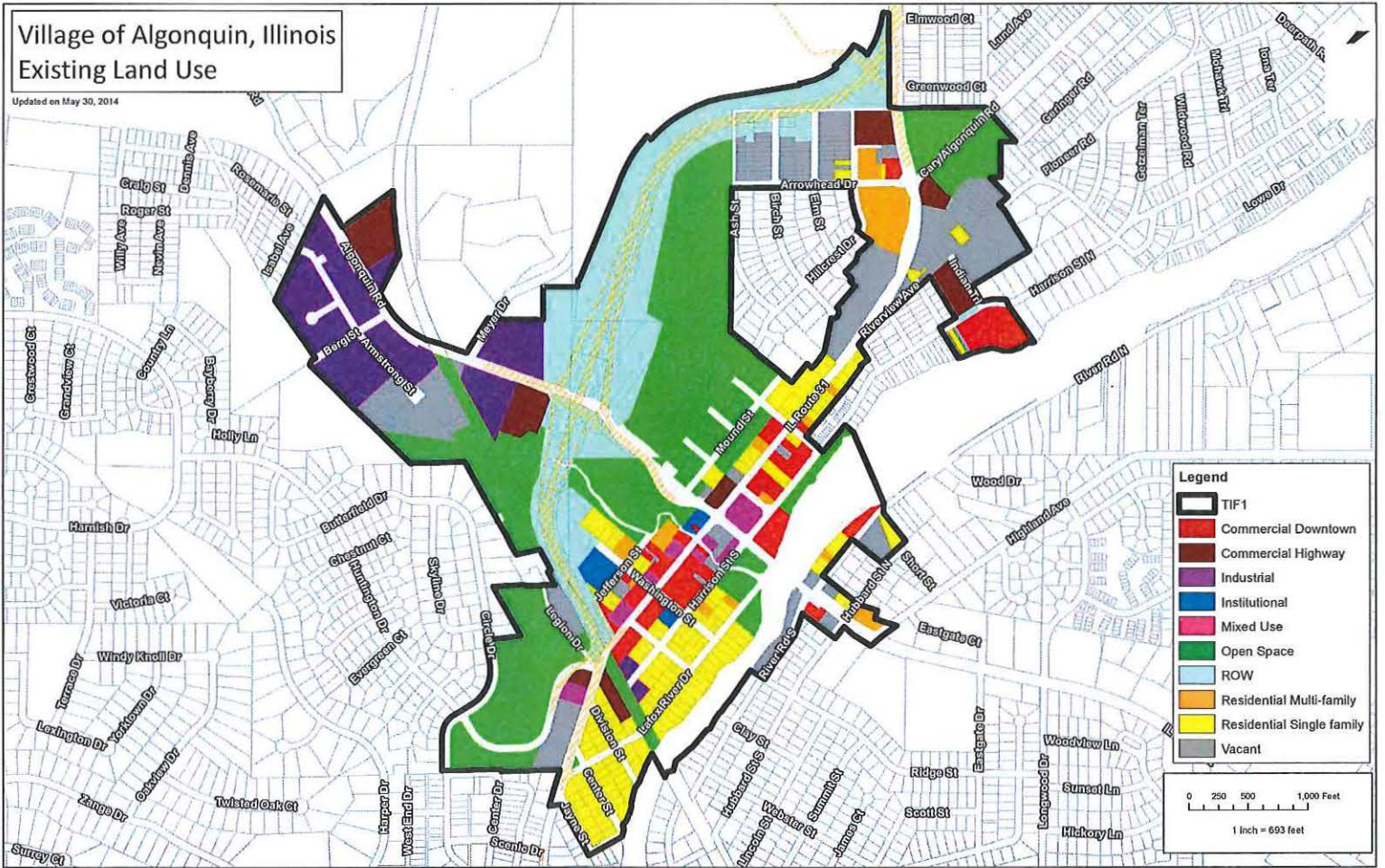
Village of Algonquin - Proposed Downtown TIF

Tax Parcel	2008	2009	2010	2011	2012	2013
Total EAV	29,187,693	28,990,520	28,237,883	25,426,353	22,946,042	20,444,801
Percentage Change		-0.68%	-2.60%	-9.96%	-9.75%	-10.90%
Village EAV	1,155,073,386	1,157,591,396	1,077,620,673	981,280,749	887,200,696	805,011,458
Balance of Village	1,125,885,693	1,128,600,876	1,049,382,790	955,854,396	864,254,654	784,566,657
Percentage Change		0.24%	-7.02%	-8.91%	-9.58%	-9.22%
CPI	3.80%	-0.40%	1.60%	3.20%	2.10%	1.50%

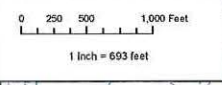
**EXHIBIT 5**  
**EXISTING LAND USE MAP**

# Village of Algonquin, Illinois Existing Land Use

Updated on May 30, 2014



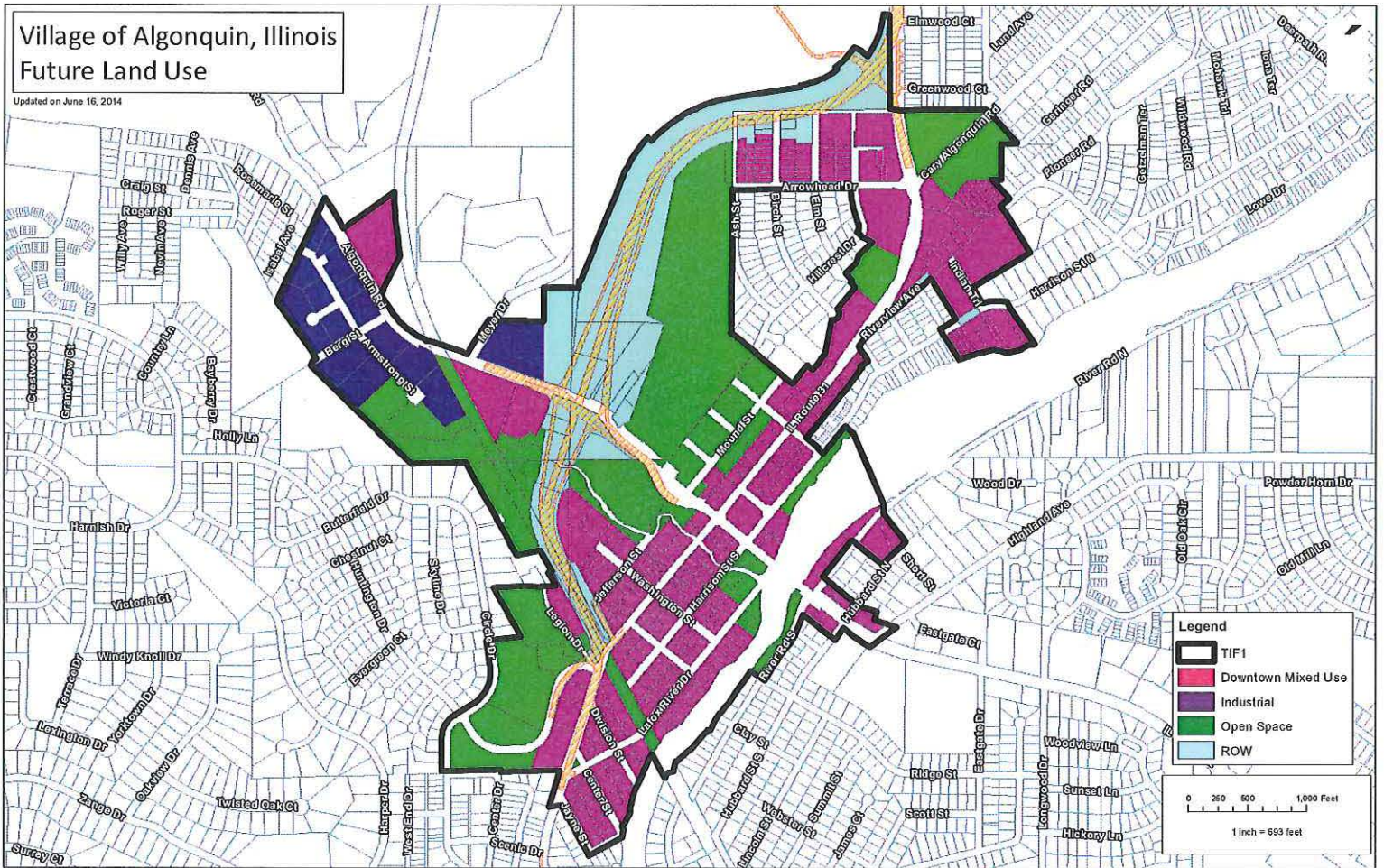
- Legend**
- TIF1
  - Commercial Downtown
  - Commercial Highway
  - Industrial
  - Institutional
  - Mixed Use
  - Open Space
  - ROW
  - Residential Multi-family
  - Residential Single family
  - Vacant



**EXHIBIT 6**  
**PROPOSED LAND USE MAP**

# Village of Algonquin, Illinois Future Land Use

Updated on June 16, 2014



Legend	
	TIF1
	Downtown Mixed Use
	Industrial
	Open Space
	ROW

