

VILLAGE OF ALGONQUIN
SPECIAL VILLAGE BOARD MEETING
September 14, 2021
7:45 PM

-AGENDA-

1. Call to Order
2. Roll Call – Establish Quorum
3. Public Comment – Audience Participation
(Persons wishing to address the Board must register with the Clerk prior to roll call.)
4. Pass an Ordinance Fixing a Time and Place of a Public Hearing with Respect to that Certain Tax Increment Financing Eligibility Study and Development Plan and Project for the Longmeadow/Randall Redevelopment Project Area
5. Adjournment

ORDINANCE NO. 2021 - O – _____

An Ordinance Fixing a Time and Place of a Public Hearing With Respect to that Certain Tax Increment Financing Eligibility Study and Development Plan and Project for the Longmeadow/Randall Redevelopment Project Area

WHEREAS, the Village of Algonquin (the “Village”), McHenry and Kane counties, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village’s home rule powers and functions as granted in the Constitution of the State of Illinois and applicable law.

WHEREAS, pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”), the Village is considering the adoption of a redevelopment plan and redevelopment project, to be known as the Longmeadow/Randall Tax Increment Financing Redevelopment Plan and Project a copy of which is attached hereto and incorporated herein as Exhibit A (the “Plan and Project”), and the designation of certain property within the Village, which is legally and commonly described on Exhibit B, attached hereto and incorporated herein, and generally depicted on a boundary map attached hereto and incorporated herein as Exhibit C, as a redevelopment project area, to be known as the Longmeadow/Randall Redevelopment Project Area (the “Area”), for the purposes set forth herein; and

WHEREAS, the Act requires that the Village conduct a public hearing prior to the adoption of an ordinance providing for the Village’s approval of the Plan and Project and the Village’s designation of the Area as a redevelopment project area; and

WHEREAS, the Act further requires that notice of the public hearing be given by publication at least twice, the first publication to be not more than thirty (30) days nor less than ten (10) days prior to the public hearing in a newspaper of general circulation within the taxing districts having property in the proposed Area; and

WHEREAS, the Act further requires that notice of the public hearing be given by mail not less than ten (10) days prior to the date set for the public hearing by depositing such notice in the United States Postal Service by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the proposed Area and in the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of the property; and

WHEREAS, the Act further requires that, not less than forty-five (45) days prior to the date set for the public hearing, the Village shall give notice by mail by depositing such notice in the United States Postal Service by certified mail to all taxing districts of which taxable property is included in the proposed Area and to the Department of Commerce and Economic Opportunity (the “Department”), and such notice shall also include an invitation to the Department and each

taxing district to submit comments to the Village concerning the subject matter of the public hearing prior to the date of the public hearing; and

WHEREAS, the Act further requires such notices to include the following information: the time and place of the public hearing, the boundaries of the proposed Area by legal description and street location where possible; a notification that all interested persons will be given an opportunity to be heard at the public hearing; a description of the Plan and Project or redevelopment project for the proposed Area if a plan or project is a subject matter of the public hearing; and such other matters as the Village may deem appropriate; and

WHEREAS, at the public hearing, any interested person, the Department or any affected taxing district may file written objections with the Village Clerk and may be heard orally with respect to any issues embodied in the notice; and

WHEREAS, the Act requires that the Village convene a joint review board not less than fourteen (14) days but not more than twenty-eight (28) days after the Village provides notice to the taxing districts and the Department pursuant to Section 11-74.4-6(c) of the Act; and

WHEREAS, the Act further requires that, not less than forty-five (45) days prior to the date fixed for the public hearing, the Village shall give notice by mailing to each affected taxing district having taxable property included in the proposed Area and to the Department, that each such taxing district which is required to be invited to participate in a joint review board pursuant to the Act and that the Department is invited to participate in a joint review board; and

WHEREAS, the Act further requires that such notice of the convening of the joint review board shall advise each taxing district and the Department of the date, time and place of the first meeting of such joint review board, and shall be given by depositing such notice in the United States Postal Service by certified mail; and

WHEREAS, the Village desires to set a time and place to consider the adoption of the Plan and Project and the designation of the Area as a “redevelopment project area,” as such term is defined under the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the VILLAGE OF ALGONQUIN, McHenry and Kane counties, Illinois, as follows:

SECTION 1. **Recitals.** The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. **Setting of a Public Hearing.** A public hearing shall be held by the President and Board of Trustees of the Village on Tuesday, November 2, 2021, at 7:00 P.M., at the Village of Algonquin Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois 60102 for the purpose of hearing any interested persons, the Department or any affected taxing districts with respect to the proposed designation of the Area and adoption of the Plan and Project.

SECTION 3. **Publication of Notice; Notice to Taxpayers.** Notice of the public hearing shall be published at least twice in the *Northwest Herald*, a newspaper of general circulation within the taxing districts having property in the proposed Area. The first publication shall be no more than thirty (30) nor less than ten (10) days prior to the public hearing. In addition, a notice of the public hearing shall be mailed by certified mail not less than ten (10) days prior to the date set for the public hearing addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land laying within the proposed Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of the property. The notice shall include such information as may be required by the Act.

SECTION 4. **Notice to Taxing Districts and the Department of Commerce and Economic Opportunity.** Notice of the public hearing shall be mailed by certified mail not less than forty-five (45) days prior to the public hearing, together with a copy of the proposed Plan and Project, to all taxing districts of which taxable property is included in the Area and to the Department. Such notice shall include an invitation to the Department and each taxing district to submit comments to the Village, to the attention of the Village Manager, Office of the Village Clerk, Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois, concerning the subject matter of the public hearing prior to the date of the public hearing. The notice shall include such information as may be required under the Act.

SECTION 5. **Joint Review Board.** Pursuant to the Act, a Joint Review Board (the "Review Board") shall be established and shall first meet on Thursday, September 30, 2021, at 10:00 A.M. at the Village of Algonquin Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois 60102, which date shall be at least fourteen (14) but not more than twenty-eight (28) days after the date of the mailing of notice by the Village to the taxing districts and the Department as required by Section 11-74.4-6(c) of the Act. Not less than forty-five (45) days prior to the date fixed for the public hearing, the Village shall give notice by mailing to each affected taxing district having taxable property included in the proposed Area that is required to be notified pursuant to the Act and to the Department, that such taxing district which is required to be invited to participate in a joint review board pursuant to the Act or the Department is invited to participate in a joint review board. Such notice shall advise each taxing district and the Department of the date, time and place of the first meeting of the Review Board and further that such taxing district or the Department is invited to submit comments to the Village concerning the subject matter of the public hearing prior to the date thereof. Said notice shall be given by depositing such notice in the United States Postal Service by certified mail.

At or prior to the first meeting of the Review Board, the Village shall furnish to any member of the Review Board copies of the proposed Plan and Project and any related documents which such member of the Review Board shall reasonably request. The Village shall provide such information and material promptly upon the request of the Review Board and may also provide administrative support and facilities as the Review Board may reasonably require.

SECTION 6. **Notice to Persons of Availability of Plan and Project.** The Village has provided notice of the availability of the Plan and Project, including how to obtain a copy of the Plan and Project, by mail to all residential addresses that, after a good faith effort, the Village determines are located outside of the Area and within 750 feet of the boundaries of the Area as

well as to all property owners within the Area and the Village Board ratifies all actions of the Village's staff and counsel in effectuating such notice.

The Village has created an interested parties registry for activities related to the subject redevelopment project area. The Village has also printed in a newspaper of general circulation within the Village a notice that interested persons may register with the Village in order to receive information on the proposed designation of the subject redevelopment project area and/or the approval of a redevelopment plan for the Area.

SECTION 7. **Public Review.** A draft of the Plan and Project relating to the proposed Area has been placed on file at the office of the Village Clerk as of Thursday, August 26, 2021, and has been made available for public review and inspection during regular business hours.

SECTION 8. **Severability.** The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 9. **Superseder.** All ordinances, resolutions, rules, and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 10. **Publication.** A full, true, and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 11. **Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

PASSED and APPROVED this _____ day of _____, 2021.

Voting Aye:

Voting Nay:

Abstain:

Absent:

APPROVED:

Village President Debby Sosine

(SEAL)

ATTEST: _____

Village Clerk Fred Martin

Passed:

Approved:

Published:

Exhibit A

The Plan and Project

Exhibit B

Description of the Area

The Area is assigned property identification numbers 03-07-200-006 and 03-07-200-007 and is generally located east of Huntley Road, south of Longmeadow Parkway, west of Randall Road and northwest of the western terminus of Grandview Drive and legally described as follows:

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 95.42 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 31 SECONDS EAST, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LONGMEADOW BOULEVARD PER DOCUMENT 2014K047996 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SEVEN (7) COURSES: (1) THENCE NORTH 89 DEGREES 18 MINUTES 30 SECONDS EAST, 1753.25 FEET; (2) THENCE SOUTH 00 DEGREES 41 MINUTES 30 SECONDS EAST, 10.00 FEET; (3) THENCE NORTH 89 DEGREES 18 MINUTES 30 SECONDS EAST, 300.00 FEET; (4) THENCE SOUTH 00 DEGREES 41 MINUTES 30 SECONDS EAST, 10.00 FEET; (5) THENCE NORTH 89 DEGREES 18 MINUTES 30 SECONDS EAST, 181.79 FEET TO A POINT OF CURVATURE; (6) THENCE EASTERLY 212.01 FEET, ALONG A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 11,360.00 FEET, AND CHORD BEARING OF NORTH 89 DEGREES 50 MINUTES 35 SECONDS EAST, AND CHORD DISTANCE OF 212.01 FEET; (7) THENCE SOUTH 44 DEGREES 34 MINUTES 41 SECONDS EAST, 49.54 FEET TO THE WEST RIGHT-OF-WAY OF S. RANDALL ROAD PER DOCUMENT 97K057323; THENCE SOUTHERLY, 389.08 FEET ALONG A NON-TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 5,804.58 FEET, CHORD BEARING OF SOUTH 00 DEGREES 22 MINUTES 11 SECONDS EAST, AND CHORD DISTANCE OF 389.00 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 23 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 1901.65 FEET TO A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY AND NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10,945.15 FEET SUBTENDING A CHORD BEARING SOUTH 01 DEGREES 39 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 238.54 FEET AND AN ARC DISTANCE OF 238.55 FEET TO A NON-RADIAL LINE AND A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 37 MINUTES 10 SECONDS WEST, 1593.69 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 50 SECONDS WEST, 264.35 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 43 SECONDS WEST, 337.00 FEET; THENCE SOUTH 53 DEGREES 05 MINUTES 01 SECONDS WEST, 435.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD AS MONUMENTED; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 36 DEGREES 54 MINUTES 59 SECONDS WEST, 274.96 FEET TO A NON-TANGENT CURVE; (2) THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 924.56 FEET SUBTENDING A CHORD BEARING NORTH 18 DEGREES 51 MINUTES 50

SECONDS WEST, A CHORD DISTANCE OF 573.2 FEET AND AN ARC DISTANCE OF 582.61 FEET TO A NON-RADIAL LINE; (3) THENCE NORTH 00 DEGREES 48 MINUTES 41 SECONDS WEST, 714.67 FEET TO A NON-TANGENT CURVE; (4) THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,179.28 FEET SUBTENDING A CHORD BEARING NORTH 03 DEGREES 45 MINUTES 21 SECONDS WEST, A CHORD DISTANCE OF 125.18 FEET AND AN ARC DISTANCE OF 125.24 FEET TO A NON-RADIAL LINE; (5) THENCE NORTH 00 DEGREES 48 MINUTES 41 SECONDS WEST, 248.15 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 17 MINUTES 11 SECONDS EAST, TO THE EAST LINE OF HUNTLEY ROAD PER DOCUMENT 2014K047996, A DISTANCE OF 59.03 FEET; THENCE ALONG SAID EAST LINE OF HUNTLEY ROAD, NORTH 00 DEGREES 42 MINUTES 49 SECONDS WEST, 880.06 FEET; THENCE NORTH 44 DEGREES 17 MINUTES 50 SECONDS EAST ALONG SAID EAST LINE, 49.49 FEET TO SAID POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

Exhibit C

Map of Redevelopment Project Area



CERTIFICATION

I, FRED MARTIN, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Algonquin, McHenry and Kane Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Algonquin.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Algonquin, held on the ____ day of _____, 2021 the foregoing Ordinance *An Ordinance Fixing a Time and Place of a Public Hearing With Respect to Tax Increment Financing Eligibility Study and Development Plan and Project for the Rand Road Redevelopment Project Area*, was duly passed by the President and Board of Trustees of the Village of Algonquin.

The pamphlet form of Ordinance No. 2021 – O - _____, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the _____ day of _____, 2021, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Algonquin, this ____ day of _____, 2021.

Village Clerk Fred Martin
Village of Algonquin
McHenry and Kane Counties, Illinois

(SEAL)

**LONGMEADOW AND RANDALL
TAX INCREMENT FINANCING
REDEVELOPMENT AREA PLAN AND PROJECT**

Village of Algonquin, Illinois

August 26, 2021

Revised: August 30, 2021

Village of Algonquin
Debby Sosine, Village President

Prepared by:

Johnson Research Group Inc.
332 South Michigan Avenue, 9th Floor
Chicago, Illinois 60604

TABLE OF CONTENTS

I. INTRODUCTION.....	1
A. LONGMEADOW/RANDALL TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA.....	2
B. TAX INCREMENT FINANCING.....	4
C. THE REDEVELOPMENT PLAN FOR THE LONGMEADOW/RANDALL TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA.....	4
II. LEGAL DESCRIPTION AND PROJECT BOUNDARY.....	6
III. ELIGIBILITY CONDITIONS	7
A. SUMMARY OF PROJECT AREA ELIGIBILITY	7
B. SURVEYS AND ANALYSES CONDUCTED	8
IV. REDEVELOPMENT GOALS AND OBJECTIVES.....	9
A. GENERAL GOALS.....	9
B. REDEVELOPMENT OBJECTIVES	9
V. REDEVELOPMENT PROJECT.....	10
A. LAND USE PLAN.....	10
B. REDEVELOPMENT GOALS AND OBJECTIVES.....	11
C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES.....	11
D. REDEVELOPMENT PROJECT COSTS	12
E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS.....	16
F. ISSUANCE OF OBLIGATIONS	17
G. VALUATION OF THE PROJECT AREA.....	17
VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE.	18
VII. FINANCIAL IMPACT.....	19
VIII. FINANCIAL IMPACT ON TAXING DISTRICT SERVICES	20
IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE	22
X. PHASING AND SCHEDULING	23
XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN.....	24
XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN	25
XIII. HOUSING IMPACT	26

TABLES AND FIGURES

TABLE 1. ESTIMATED REDEVELOPMENT PROJECT COSTS 15

FIGURE 1. COMMUNITY CONTEXT MAP 1

FIGURE 2. PROJECT AREA BOUNDARY 2

FIGURE 3. LAND USE PLAN..... 10

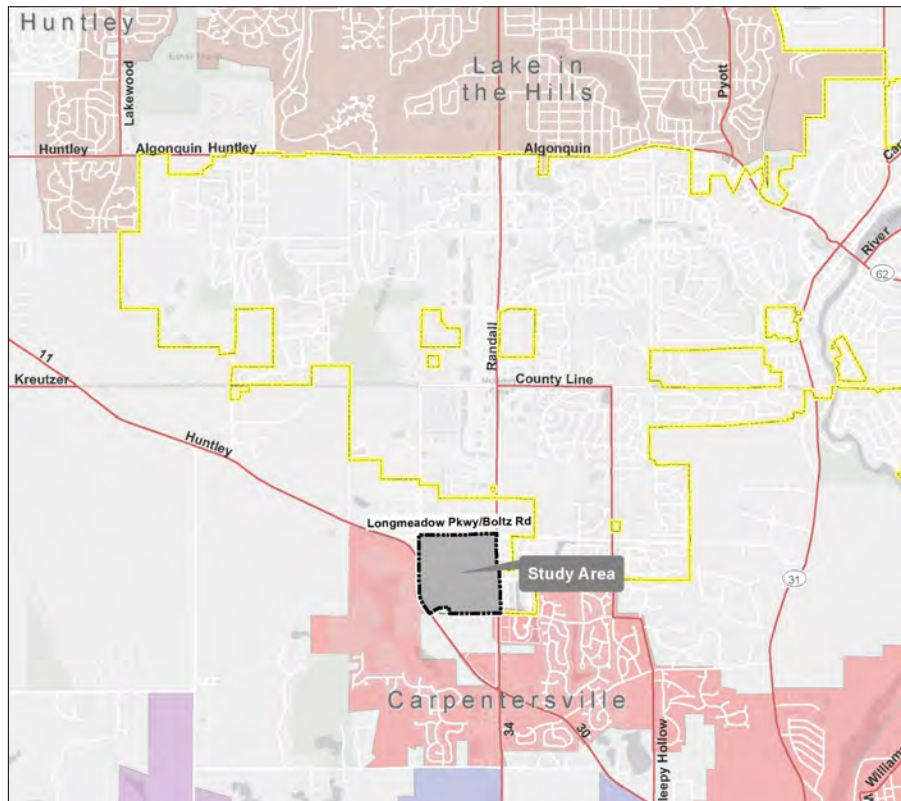
EXHIBITS

EXHIBIT I: LONGMEADOW/RANDALL TAX INCREMENT FINANCING ELIGIBILITY REPORT

I. INTRODUCTION

This document is to serve as the redevelopment plan (the “**Redevelopment Plan**”) for an area located in the southwestern part of the Village of Algonquin (the “**Village**”) approximately 1.5 miles north of the Interstate-90. The area is generally bounded by Huntley Road on the west, Longmeadow Parkway on the north; Randall Road on the east; and the westerly extension of Grandview Drive on the south. This area is referred to in this document as the Longmeadow/Randall Tax Increment Financing Redevelopment Project Area (the “**Project Area**”). For a map depicting the location of the Project Area within the Village of Algonquin, see **Figure 1. Community Context Map**.

Figure 1. Community Context Map



In conjunction with the Village’s strategy to encourage managed growth and stimulate private investment within the Project Area, the Village engaged Johnson Research Group, Inc. (“**JRG**” or the “**Consultant**”) to study whether the Project Area of approximately 147 acres qualifies as a “conservation area,” a “blighted area,” or a combination of both blighted areas and conservation areas under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “**Act**”). The Project Area, described in more detail below as well as in the accompanying Longmeadow/Randall Tax Increment Financing Eligibility Report (the “**Eligibility Report**”), on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without public intervention and leadership by the Village.

The Redevelopment Plan summarizes the analyses and findings of the Consultant’s work, which, unless otherwise noted, is the responsibility of JRG. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment

project area under the Act. The Consultant has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the Village would rely: 1) on the findings and conclusions of the Redevelopment Plan and the related Eligibility Report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Report will comply with the Act.

A. Longmeadow/Randall Tax Increment Financing Redevelopment Project Area

The Longmeadow/Randall Project Area is located at the southwest corner of Randall Road and Longmeadow Parkway and until recently, situated at the southwestern edge of the Village in unincorporated Kane County. The Project Area is approximately 147 acres in size and includes unimproved land which has historically been used for commercial agricultural purposes. As part of a strategy to encourage growth and development the Village has undertaken the necessary steps to annex the Project Area to the Village of Algonquin, adopt a Plat of Subdivision and authorize a zoning change to Industrial and Commercial uses. The area is not currently improved with buildings and, having been subdivided in accordance with the Illinois Plat Act, has been categorized as Vacant Land for purposes of this report. The Project Area encompasses four tax parcels within two tax blocks in Dundee Township.

For a map depicting the Project Area boundaries, see **Figure 2. Project Area Boundary**. A legal description of the Project Area is included in **Section II, Legal Description and Project Area Boundary**.

Historical Context

The Village of Algonquin was settled in 1834 and incorporated as a Village in 1890. Located along the banks of the Fox River, the Village straddles both Kane and McHenry counties. Settled first by fur traders and later established as farming community, the Village saw its first wave of growth in 1855 with the construction of the Fox Valley Railroad. The railroad allowed dairies and other farmers to bring their products to the Chicago market. Farming and farm related industries contributed to the stability and prosperity of the community. The railroad also brought tourists from Chicago in search of summer homes, open air and recreational activities along the Fox River making Algonquin a quasi-resort town for the first few decades of the 20th century. With the rise of automobile use, tourism declined and the community transitioned to year-round residents.

Figure 2. Project Area Boundary



In the last half of the 20th century, Algonquin experienced growth as this farming community transitioned to a commuter suburb. A residential development boom in the 1980s and into the 1990s

doubled the population twice over from 5,684 in 1980 to 23,276 by 2000. Based on United States Census Bureau's five-year estimates, the 2019 population for Algonquin is approximately 30,897.

Driving the population growth, of course, is the development of residential subdivisions as well as commercial, office and industrial areas. Between 1990 and 2020 Census, the community has added more than 7,500 housing units, nearly tripling the 1990 Census count of 3,989 housing units. Through its comprehensive planning process, most recently updated in 2008, the Village has identified future growth and development goals and implemented the objectives for achieving these goals. Implementation actions have included forming a boundary agreement with neighboring Carpentersville and periodic annexation agreements of properties to provide the infrastructure and municipal services necessary for beneficial development.

The appeal of Algonquin and successful growth and development of the larger community have also contributed to the conditions that qualify the Project Area as a redevelopment project area under the Act. Increased volumes of stormwater runoff have increased over the years from new developments built upstream. The increased volumes exceed the capacity of the Project Area to discharge water on site. As a result, the Project Area suffers from chronic flooding conditions that negatively impact farming capabilities and spill over to properties and areas downstream causing hazardous flooding conditions on Huntley Road. Future development of the Project Area as envisioned in Village long range planning documents, will require substantial mitigation efforts to accommodate future development.

Evidence indicating that the Project Area as a whole has not been subject to growth and development through investment by private enterprise is detailed in **Section VI** and summarized below.

- The Project Area include seven potential farmed wetlands, seven additional areas of interest and two drainageways of interest as identified by ecology professionals at Encap, Incorporated.
- Observable characteristics among the seven potential farmed wetlands include standing water, saturated soils and non-functioning drainageways.
- Documented evidence of previously installed drain tiles, some of which appear to be no longer functioning.
- Drainage flows from upstream offsite areas have increased over the years from perimeter roadway improvements and upstream building development;
- The 12-inch culvert under Huntley Road is inadequate for current storm events causing water to back up onto the site and spill over into the Huntley Road northbound lane.
- To reduce flooding on-site and mitigate off-site flooding impacts downstream, the proposed system requires 4.3 million cubic feet of stormwater storage via naturalized detention basis throughout the development.
- Stormwater management facilities will reduce chronic flooding and outlet flows by 20 percent, providing both on-site and surrounding benefits including to Huntley Road and downstream areas.

Although the Project Area benefits from good schools, stable housing stock, and reasonable proximity to major roads, highways and commuter rail, without addressing the conditions that qualify the area as a blighted area will worsen and adversely affect property values in the Project Area and beyond. Without the intervention of the Village and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area overall would not reasonably be expected to be redeveloped.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “**redevelopment project costs**” with incremental property tax revenues. “**Incremental Property Tax**” or “**Incremental Property Taxes**” are derived by applying the tax rate to the increase in the current Equalized Assessed Valuation (“**EAV**”) of real property within the redevelopment project area over and above the “**Certified Initial EAV**” of such real property. Incremental Property Taxes are reinvested in the area through rehabilitation, developer incentives, public improvements and other eligible redevelopment activities.

All taxing districts continue to receive property taxes levied on the Certified Initial EAV of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs have been paid. Taxing districts also benefit from the increased property tax base after the expiration or termination of the redevelopment project area.

C. The Redevelopment Plan for the Longmeadow/Randall Tax Increment Financing Redevelopment Project Area

The Village’s overall goals include a desire to expand the tax base of the Village and create employment opportunities that enhance the appeal and sustainability of the Village. This Redevelopment Plan promotes these goals. Redevelopment of the Project Area is hindered by significant stormwater management issues. The site’s redevelopment will require extraordinary stormwater mitigation efforts to accommodate retention of water onsite and reduce downstream runoff affecting private property and public roadways. Despite the site’s location in a growing community with good proximity to regional expressways, redevelopment of the Project Area is not financially feasible. Overall, it is not reasonable to expect that redevelopment and improvements will occur on a comprehensive and coordinated basis without the use of TIF.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate economic growth and private investment in the Project Area in a manner that is consistent with the goals of the Village. The goal of the Village, through implementation of this Redevelopment Plan, is to redevelop the Project Area with adequate stormwater capacity on a comprehensive and planned basis to ensure that private investment occurs:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive, and integrated basis to ensure that blighted area factors are eliminated; and
3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the Village.

Redevelopment of the Project Area will depend on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will enable the implementation of a comprehensive redevelopment program and coordinated private investment. Without public

investment, the comprehensive redevelopment and coordinated improvements in the Project Area would not be expected to be realized by the private sector alone.

This Redevelopment Plan sets forth the overall “**Redevelopment Project**” to be undertaken to accomplish the Village’s above-stated goals. During implementation of the Redevelopment Project, the Village may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as “**Redevelopment Projects**”).

This Redevelopment Plan specifically describes the Project Area and summarizes the criteria that qualify the Project Area as “vacant land” under the criteria for a “**blighted area**” as defined in the Act.

The use of Incremental Property Taxes will permit the Village to direct, implement and coordinate public involvement and activities that are intended to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the Village, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of the blighted area conditions in the Project Area;
- Redevelopment of the Project Area with new industrial and commercial development;
- Installation of a 4.3 million cubic foot stormwater storage system via naturalized detention; and
- A stable and predictable environment that promotes economic growth.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are illustrated in **Figure 2. Project Area Boundary**, and legally described below:

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 95.42 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LONGMEADOW BOULEVARD PER DOCUMENT 2014K047996 AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, 1746.36 FEET; (2) THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, 10.00 FEET; (3) THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, 300.00 FEET; (4) THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST, 10.00 FEET; (5) THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS EAST, 393.80 FEET; (6) THENCE SOUTH 44 DEGREES 34 MINUTES 11 SECONDS EAST, 49.54 FEET TO THE WEST RIGHT-OF-WAY OF S. RANDAL ROAD PER DOCUMENT 97K057323; THENCE SOUTH 02 DEGREES 16 MINUTES 05 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 1901.65 FEET TO A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY AND NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10,945.15 FEET SUBTENDING A CHORD BEARING SOUTH 01 DEGREES 38 MINUTES 18 SECONDS EAST, A CHORD DISTANCE OF 240.66 FEET AND AN ARC DISTANCE OF 240.67 FEET TO A NON-RADIAL LINE AND A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89 DEGREES 28 MINUTES 43 SECONDS WEST, 1592.54 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 17 SECONDS WEST, 271.87 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 43 SECONDS WEST, 337.00 FEET; THENCE SOUTH 53 DEGREES 04 MINUTES 43 SECONDS WEST, 430.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD AS MONUMENTED; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 36 DEGREES 55 MINUTES 19 SECONDS WEST, 271.92 FEET TO A NON-TANGENT CURVE; (2) THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 924.56 FEET SUBTENDING A CHORD BEARING NORTH 18 DEGREES 50 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 574.01 FEET AND AN ARC DISTANCE OF 583.65 FEET TO A NON-RADIAL LINE; (3) THENCE NORTH 00 DEGREES 45 MINUTES 09 SECONDS WEST, 711.81 FEET TO A NON-TANGENT CURVE; (4) THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,180.12 FEET SUBTENDING A CHORD BEARING NORTH 03 DEGREES 42 MINUTES 04 SECONDS WEST, A CHORD DISTANCE OF 121.42 FEET AND AN ARC DISTANCE OF 121.47 FEET TO A NON-RADIAL LINE; (5) THENCE NORTH 00 DEGREES 49 MINUTES 01 SECONDS WEST, 252.19 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89 DEGREES 17 MINUTES 41 SECONDS EAST, TO THE EAST LINE OF HUNTLEY ROAD PER DOCUMENT 2014K047996, A DISTANCE OF 58.84 FEET; THENCE ALONG SAID EAST LINE OF HUNTLEY ROAD, NORTH 00 DEGREES 42 MINUTES 19 SECONDS WEST, 680.06 FEET; THENCE NORTH 44 DEGREES 18 MINUTES 20 SECONDS EAST ALONG SAID EAST LINE, 49.49 FEET TO SAID POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the blighted area factors in the Project Area. The report, prepared by JRG is entitled “**Longmeadow/Randall Tax Increment Financing Eligibility Report,**” (the “**Eligibility Report**”) and is attached as **EXHIBIT I** to this Redevelopment Plan.

A. Summary of Project Area Eligibility

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies under the applicable criteria as a vacant blighted area within the requirements of the Act.

Vacant Land Definition

For purposes of this report, JRG has evaluated the eligibility of the Project Area as vacant land under the definition of the Act. JRG finds that specific actions taken by the Village in anticipation of establishing the Longmeadow/Randall Redevelopment Project Area, sufficiently meet the definitions for vacant land as set forth in the Act. Specifically,

- The Project Area has been annexed to the Village of Algonquin; and
- The Project Area, which contains properties that have been used for commercial agricultural purposes within the 5 years prior to designation, has been properly subdivided in accordance with the Plat Act prior to designation of the Longmeadow/Randall Plan and Project.

Blighted Area Eligibility

Section 11-74.4.3 of the Act defines the seven eligibility criteria for blighted areas comprised of vacant land. To support a designation as a blighted area at least one of the seven qualifying criteria must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the Project Area.

- The Project Area exceeds the minimum size requirement of 1 ½ acres for a redevelopment project area.
- The factor of Chronic Flooding is present in the Vacant Area and has been sufficiently documented in accordance with the TIF Act. The presence of this condition adversely impacts the site and surrounding area.
- The factor of Chronic Flooding is found to be present to a meaningful degree and reasonably distributed within the Vacant Area.
- The Project Area includes only properties that would benefit from inclusion in the redevelopment project area.

B. Surveys and Analyses Conducted

The conditions documented in the Project Area are based upon surveys and analyses conducted by JRG. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of all buildings and sites;
2. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Kane County Supervisor of Assessment's Office and the Dundee Township Assessor's office;
3. Review of subdivision criteria in the Plat Act;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Review of parcel ownership;
7. Review of previously prepared plans, studies and data;
8. Interviews with engineering and ecology professionals with familiarity of the Project Area;
9. Review and analysis of available Federal Emergency Management Agency maps of flood zones;
10. Analysis of Kane County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2015 to 2020; and
11. Review of Kane County Treasurer property tax payment records for collection years 2018, 2019 and 2020.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment and public improvement of the Project Area. Redevelopment of the Project Area will benefit the Village through improvements in public infrastructure, new industrial and commercial development, and an increased tax base.

This section identifies the general goals and objectives adopted by the Village for redevelopment of the Project Area. **Section V** presents more specific objectives for development and design within the Project Area and the redevelopment activities that the Village plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the Village for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. Promote the stability of industrial activities and related development, enhance and stabilize the value of land, and protect the tax base of the Village.
2. Provide a balance of land uses which are respectful of their natural environment, compatible with surrounding land uses and provide opportunities for employment.
3. Ensure the protection of the natural environment and human health by serving all land uses with adequate stormwater control, sanitary sewer and wastewater treatment facilities

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Provide public infrastructure and streets, including the storm water drainage system and a sufficiently sized water supply system.
2. Support redevelopment of the Project Area with industrial development that enhances the Village tax base and provides employment opportunities.
3. Provide off-street parking adequate to serve the needs of the redevelopment projects.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the Village and by other public and private entities on behalf of the Village in furtherance of this Redevelopment Plan. The Redevelopment Project, as outlined in this section conforms to the plans and policies in place within the Project Area including: the Village of Algonquin Zoning Code and the Village of Algonquin Comprehensive Plan (updated most recently in 2008).

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the land use plan; b) redevelopment goals and objectives; c) a description of redevelopment improvements and activities; d) estimated redevelopment project costs; e) a description of sources of funds to pay estimated redevelopment project costs; f) a description of obligations that may be issued; and g) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

A. Land Use Plan

The Land Use Plan is intended to direct Redevelopment Project Costs that support the redevelopment of the Project Area. The Village's Comprehensive Plan and Zoning Ordinance form the primary basis for this land use plan and further define the guidelines for considering future development projects.

The Land Use Plan for the Project Area includes land uses that have been approved by the Algonquin Village Board. The land uses are intended to reflect the long-term objectives of the Redevelopment Plan and support the redevelopment of vacant and underutilized land consistent with the needs of the overall Project Area.

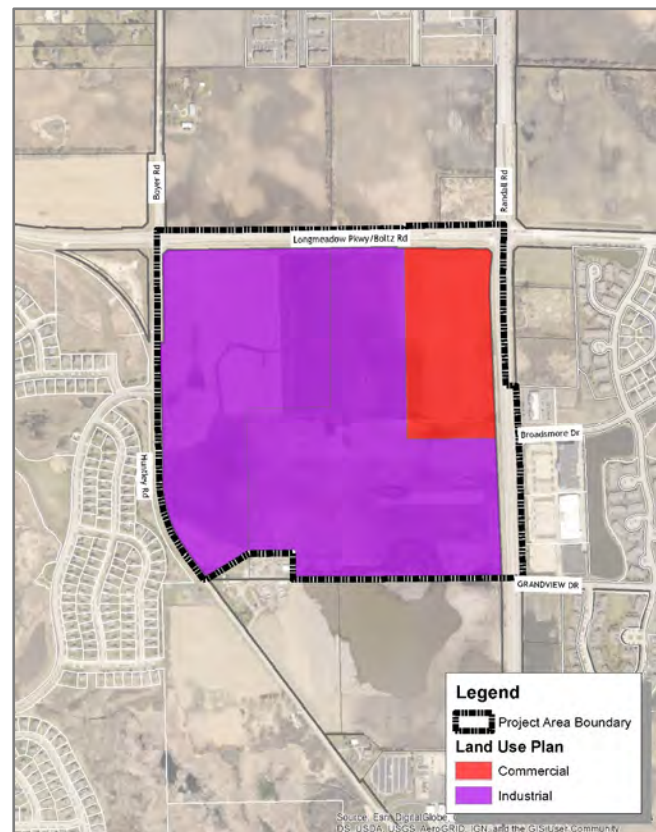
A summary description of the future land uses to be considered within the Project Area are described below and illustrated in **Figure 3. Land Use Plan**.

Industrial and Commercial

The Project Area should be developed under the planned unit development guidelines with a mix of I1 – Limited Industrial and B-2 General Retail Business District uses. The Improvements and redevelopment activity should be designed with good vehicular and accessibility.

All development should comply with the Redevelopment Plan objectives set forth in **Section IV**, the Village of Algonquin Zoning Code and the Village of Algonquin Comprehensive Plan for the Project Area, and all other relevant Village ordinances and development guidelines.

Figure 3. Land Use Plan



B. Redevelopment Goals and Objectives

Listed below are the specific redevelopment goals and objectives which will assist the Village in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in **Section IV** of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract desirable uses such as new development coordinated with other nearby uses.

a) Land Use, Building and Site Development

- Promote the most desirable use of land in accordance the comprehensive plan for the Village.
- Encourage the development of 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.
- Development should use conservation design techniques to preserve, restore and enhance the natural environment.

b) Infrastructure and Circulation

- Create naturalized stormwater facilities, such as naturalized detention basins, bioswales and rain gardens, to filter and clean water and promote infiltration.
- Provide 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).

c) Urban Design, Landscaping, and Open Space

- Ensure that the architectural design of new developments is consistent with architectural standards established by the Village in order to establish an attractive, unified visual image.
- Encourage sustainable, environmentally friendly designs.
- Encourage building design that provides façade articulation and visual interest.
- Ensure that all landscaping and design materials comply with the Village's ordinances and any applicable Planned Development requirements.

C. Redevelopment Improvements and Activities

The Village proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques such as tax increment financing to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The Village also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, renovate or restore improvements on one or several parcels. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan.

1. Property Assembly and Site Preparation

The Village may facilitate property assembly in the Project Area, assist in the acquisition of land, provide for site preparation and the clearing and grading of land.

2. Provision of Public Works or Improvements

The Village, or an agent of the Village, may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the Village as a whole. Public improvements and facilities may include, but are not limited to infrastructure that will adequately serve new industrial and commercial developments and improvements to the Project Area's storm drainage system, via land grading, repair or replacement of existing drainage pipes, and creation of stormwater detention ponds.

3. Taxing Districts Capital Costs

The Village may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

4. Interest Subsidies

Funds may be provided to developers for a portion of interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project, subject to the limitations outlined in the next section.

5. Analysis, Administration, Studies, Surveys, Legal, etc.

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the Village and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

D. Redevelopment Project Costs

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the "**Redevelopment Project Costs**").

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the Village of Algonquin Board of Trustees to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendments to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, 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, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests 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;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) 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 subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- g) 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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) 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 or by Section 74.4-3(n)(7) of the Act (see Section V.C.2 above);

- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, 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 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 the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act; and
 5. The cost limits set forth in paragraphs 2 and 4 above shall be modified to permit payment of up to 75 percent of the interest cost incurred by a redeveloper 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.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the Village may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the 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 the Act;

- o) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80 percent of the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et. seq. then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in **Table 1. Estimated Redevelopment Project Costs**. All estimates are based on 2021 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the Village’s discretion.

Table 1. Estimated Redevelopment Project Costs

TIF EXPENSE CATEGORY	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$500,000
Property Assembly including Acquisition and Site Preparation	\$6,000,000
Public Works and Improvements, including streets, curbs and gutter, lighting and utilities	\$16,500,000
Job Training and Retraining Program Costs	2,000,000
Financing Costs	1,000,000
Taxing Districts Capital Costs ^[1]	3,000,000
Interest Costs	\$1,000,000
TOTAL ESTIMATED COSTS	\$25,000,000 ^[2]

^[1] This category may also include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

^[2] All costs are in 2021 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures that may be incurred over the life of the TIF. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur redevelopment project costs, which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

As of the date of this Redevelopment Plan, the Project Area is not contiguous to any other existing TIF districts. The Project Area may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The Village therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table 1. Estimated Redevelopment Project Costs.**

F. Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2045, assuming Village Board approval of the Project Area and Redevelopment Plan in 2021). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

G. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV which the Kane County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2020 EAV of all taxable parcels in the Project Area is approximately \$79,671. The EAV is subject to verification by the Kane County Clerk. After verification, the final figure shall be certified by the Kane County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Kane County. The Plan has utilized the EAVs for the 2020 tax year. If the 2021 EAV shall become available prior to the date of the adoption of the Plan by the Village Board, the Village may update the Plan by replacing the 2020 EAV with the 2021 EAV.

2. Anticipated Equalized Assessed Valuation

By the tax year 2044 (collection year 2045) and following the substantial completion of the Redevelopment Project, the anticipated EAV of the Project Area is estimated at approximately \$43,760,000. The estimate is based on several assumptions, including: 1) redevelopment of the Project Area will include approximately 1,653,000 square feet of new industrial space; 2) industrial development will be completed and fully assessed by 2027; 3) an estimated annual inflation rate in EAV of 1.5 percent through 2044, realized annually; and 4) an equalization factor of 1.0 is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in **Section III** of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the meaningful presence and reasonable distribution of one of seven blighted area factors for vacant land throughout the Project Area. The presence of the blighted area factor within the Project Area impairs the value of private investments and threatens the sound growth and tax base of taxing districts. In order to promote a stable economic and physical development of the Project Area it is necessary to remove and eradicate adverse conditions before they lead to decline and deterioration of the area.

The lack of growth and private investment in the Project Area is evidenced by the following:

- The meaningful presence of chronic flooding as certified by a professional civil engineer.
- The presence of surface water that discharges from the Project Area and contributes to flood conditions in properties downstream and creates hazardous conditions on Huntley Road.
- The presence of culverts that are inadequate for current storm events and non-functioning drain tiles.
- The presence of multiple areas exhibiting wetland characteristics including standing water and saturated soil conditions.

The Project Area qualifies under the Act as a blighted area on the basis that:

- 1) The Project Area is categorized as vacant land based on Village actions to i) annex the Project Area to the Village; and ii) properly subdivide the Project Area in accordance with the Plat Act prior to designation of the Longmeadow/Randall Plan and Project;
- 2) The Project Area exhibits the meaningful presence and reasonable distribution of one the seven vacant land criteria listed in the Act for a blighted area.

Therefore, the Project Area qualifies as eligible under the TIF Act as a redevelopment project area, with blighted area conditions that are detrimental to sound growth of the taxing districts.

The Project Area on the whole would not reasonably be anticipated to be redeveloped in a comprehensive manner that is consistent with the goals of the Village without the adoption of this Redevelopment Plan.

VII. FINANCIAL IMPACT

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and the use of TIF. In the absence of Village-sponsored redevelopment initiatives, there is a prospect that blighted area factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will languish or deteriorate, eventually becoming a blighted area. In the absence of Village-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the Village to create an environment in which private investment can occur. The Redevelopment Project will be a multi-year endeavor tied to local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in privately and publicly-funded new construction of industrial and commercial development consistent with the goals and objectives of the Village's comprehensive plan.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the Village's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in and adjacent to the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts can be expected to benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

VIII. FINANCIAL IMPACT ON TAXING DISTRICT SERVICES

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand.

The following major taxing districts presently levy taxes against properties located within the Project Area. Public facilities are illustrated in **Figure 4. Community Facilities Map**.

Village of Algonquin. The Village is responsible for the provision of a range of municipal services, including: police protection; capital improvements and maintenance; sanitation service; building, housing and zoning codes, etc. The redevelopment of underutilized properties with new residential uses may cause a negligible increase in the demand for services and programs provided by the Village. Current service levels are expected to be able to accommodate any increase.

Carpentersville and Countryside Fire Protection District. Primary services provided by the district include fire protection services, emergency rescue and medical services, and hazardous materials response. The district also provides mutual aid to neighboring communities by providing equipment and personnel for large incidents. The addition of approximately 1,653,000 square feet of new industrial space may cause an increase in the demand for services provided by the fire protection district. Current service levels are expected to be able to accommodate any increase.

Dundee School District 300. General responsibilities of the school districts include the provision, maintenance and operation of educational facilities and the provision of educational services for pre-school through twelfth grade. School facilities are outside the Project Area but located within less than two miles of the Project Area.

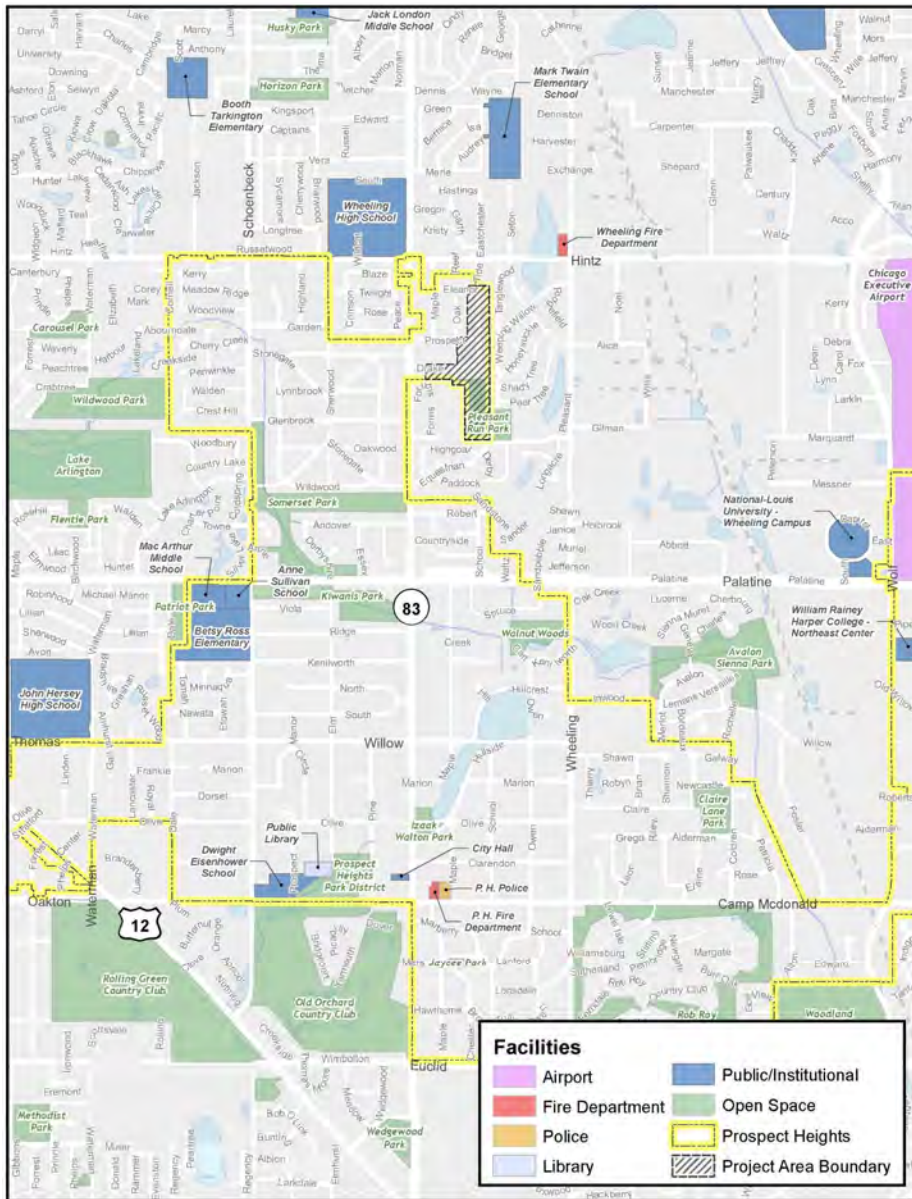
No school age children will be generated by the redevelopment activities anticipated in the Project Area, which will be limited to industrial and commercial uses.

Dundee Township Park District. General responsibilities include the provision, maintenance and operation of park and recreational facilities throughout the Village and for the provision of recreational programs. There are no plans for recreational areas within the Project Area. Redevelopment activities are not expected to increase the demand for services, programs and capital improvements provided by the Dundee Township Park District.

Other Taxing Districts. It is expected that any increase in demand associated with redevelopment in the Project Area for services and programs provided by the Fox River Valley Public Library system, Elgin Community College District 509, Kane County, Kane County Forest Preserve District, Dundee Township and Dundee Township Road District can be adequately served by existing services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts.

The Village intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Figure 4. Community Facilities



The Village’s program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs (identified in **Table 1. Estimated Redevelopment Project Costs**). the Village may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE

This Redevelopment Plan and the Redevelopment Project described herein include land uses that have been adopted by the Algonquin Village Board, as set forth in the Algonquin Comprehensive Plan and the relevant Planned Developments.

X. PHASING AND SCHEDULING

A phased implementation strategy may be utilized to achieve comprehensive and coordinated improvements in the Project Area, as well as to allow time for incremental revenues to accumulate.

It is anticipated that Village expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the Village.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the Village treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., December 31, 2045, assuming Village Board approval of the Project Area and Redevelopment Plan in 2021).

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

The Village is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

XIII. HOUSING IMPACT

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the Village is unable to certify that such displacement will not result from the Redevelopment Plan, the Village must prepare a housing impact study and incorporate the study in the redevelopment plan and project.

The Project Area does not include any residential units. Therefore, a full housing impact study is not required as part of this Redevelopment Plan.

EXHIBIT I: LONGMEADOW/RANDALL TAX INCREMENT FINANCING ELIGIBILITY REPORT

LONGMEADOW AND RANDALL TAX INCREMENT FINANCING ELIGIBILITY REPORT

Village of Algonquin, Illinois
Debby Sosine, Village President

August 23, 2021

Prepared by:
Johnson Research Group Inc.
332 South Michigan Avenue, 9th Floor
Chicago, Illinois 60604

TABLE OF CONTENTS

INTRODUCTION.....	1
I. BASIS FOR REDEVELOPMENT	4
II. ELIGIBILITY SURVEY AND ANALYSIS	5
III. VACANT AREA ELIGIBILITY ANALYSIS	6
IV. DETERMINATION OF PROJECT AREA ELIGIBILITY.....	10

FIGURES AND TABLES

FIGURE 1. STUDY AREA BOUNDARY	1
FIGURE 2. EXISTING LAND USE.....	2
TABLE 1. GROWTH RATE OF PROJECT AREA VS. VILLAGE OF ALGONQUIN	8

APPENDIX

APPENDIX A. ENCAP INC. WETLAND DETERMINATION FIELD WORK MAP	
APPENDIX B. MANHARD LETTER RE: CHRONIC FLOODING 2021 08 10 AND EXISTING FLOOD CONDITIONS MAP	

INTRODUCTION

As part of a strategy to foster growth and economic development, the Village of Algonquin (the “Village”) has pursued the designation of the Longmeadow/Randall Project Area and taken the necessary or incidental actions to implement this redevelopment plan and project in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq., as amended (the “Act”). Johnson Research Group, Inc. (“JRG” or the “Consultant”) has been retained by the Village to conduct an analysis of the potential qualification and designation of an area as a “redevelopment project area” pursuant to the Act. The purpose of this report, entitled the *Longmeadow/Randall Tax Increment Financing Eligibility Report*, (the “Eligibility Report”) is to determine whether approximately 147 acres of land located at the southwest corner of Randall Road and Longmeadow Parkway qualifies for designation as redevelopment project area based on findings for a “conservation area,” and/or a “blighted area” within the requirements set forth in the Act.

The area examined in this Eligibility Report is generally bounded by Huntley Road on the west, Longmeadow Parkway on the north; Randall Road on the east; and on the south by the westerly extension of Grandview Drive. This area is referred to in this document as the Longmeadow/Randall Tax Increment Financing Redevelopment Project Area (the “Project Area”). The boundaries of the Project Area are shown on a map entitled *Figure 1, Project Area Boundary*.

Figure 1. Study Area Boundary

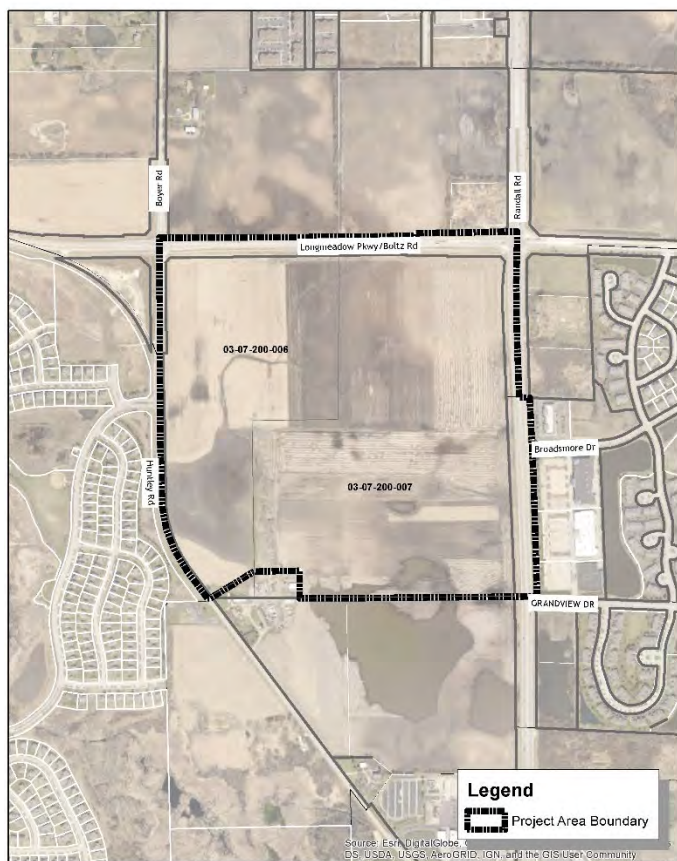


Figure 1: Project Area Boundary
Randall Road/Longmeadow Parkway TIF
Johnson Research Group

For purposes of this Eligibility Report, all necessary or incidental actions are presumed to be in place before the adoption of the Longmeadow/Randall TIF Plan and Project (the “Plan”). With this understanding, JRG has evaluated the Project Area as vacant land under the definition of the Act which requires that all parcels previously used for commercial agricultural purposes have been subdivided and properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

The findings and conclusions presented in this report, unless otherwise noted, are based on surveys, documentation, and analyses conducted by JRG. The Village is entitled to rely on the findings and conclusions of this Eligibility Report in designating the Project Area as a redevelopment project area under the Act.

JRG has prepared this Eligibility Report and the related redevelopment plan and project with the understanding that the Village would rely on (i) the findings and conclusions of this Eligibility Report and the related redevelopment plan, and (ii) the fact that JRG has obtained the necessary information so that the Eligibility Report and related redevelopment plan will comply with the Act. The determination of whether the Project Area qualifies for designation as redevelopment project area based on findings of the area as a vacant blighted area, pursuant to the Act is made by the Village of Algonquin after careful review and consideration of the conclusions contained in this Eligibility Report.

The Project Area

The Project Area is located in the southwest corner of the Village, approximately 1.5 miles north of Interstate-90. The Project Area includes unimproved land that has been used historically for commercial agricultural purposes known as Gaitsch Farms. As a precursor action to TIF adoption of the Longmeadow/Randall TIF designation, the Village has annexed the Project Area, authorized a Plat of Subdivision, and enacted a zoning change to I-1, Limited Industrial and B-2, General Retail Business District within the Planned Unit Development guidelines. The area is not currently improved with buildings and having been subdivided in accordance with the Plat Act, has been categorized as Vacant Land for purposes of this study. The Existing land uses in the Project Area are illustrated in *Figure 2, Existing Land Use*.

The Project Area is adversely impacted by chronic flooding conditions. A wetland study conducted by the environmental consulting firm of Encap, Inc., identified several indicators of chronic flooding conditions that would have adverse impacts on development:

- Multiple areas exhibiting wetland characteristics including standing water and saturated soil conditions.
- One of the wetland areas appears to be last successfully farmed in 2016, possibly due to very wet conditions.
- Some areas are flooded only briefly after periods of heavy rainfall or snowmelt, whereas others remain inundated continuously, depending largely upon the rates of evaporation and seepage into the ground.

Additional research provided by civil engineers at Manhard Consulting confirmed the presence of chronic flooding and identified substantial measures to mitigate flooding conditions for the benefit of the Project Area and off-site locations. Chronic flooding characteristics identified by Manhard engineers include:

Figure 2. Existing Land Use

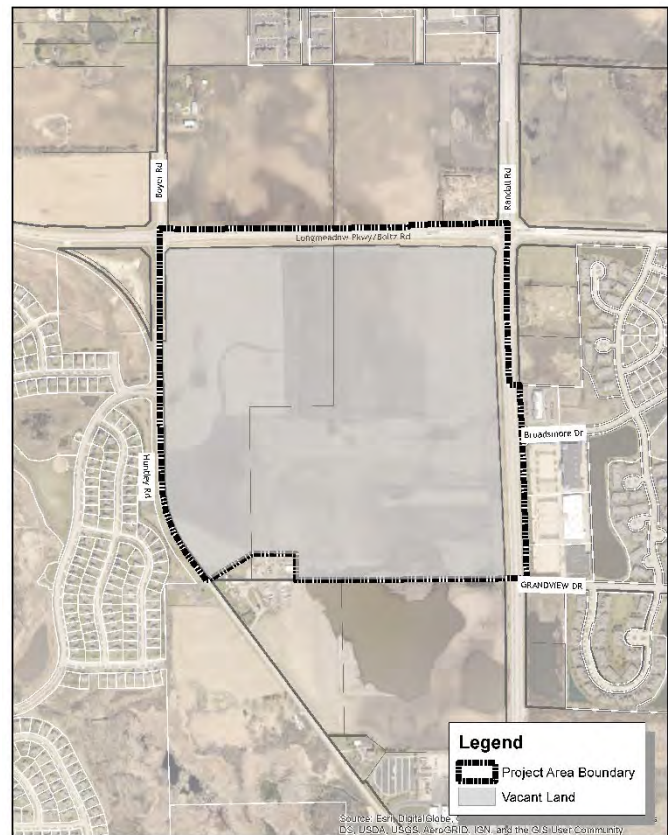


Figure 2: Existing Land Use
Randall Road/Longmeadow Parkway TIF
Johnson Research Group

- Increased stormwater runoff volumes resulting from upstream developments and perimeter roadway improvements;
- Culverts inadequate for current storm events;
- Overflow drainage onto Huntley Road northbound lane; and
- Hydrologic modeling indicating over 7 feet of flooding.

As a result, the Project Area overall suffers from chronic flooding that has both on-site and off-site impacts. Inadequate stormwater infrastructure prevent rain water from properly draining. The system is insufficient for modest or larger storm events, and every year there are numerous periods when the water can't drain properly and standing water is consistently present.

Eligibility of the Project Area

For TIF designation, a redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. Surveys and analyses documented in this report indicate that the Project Area is eligible as a vacant blighted area within the requirements of the Act.

Size Qualifications – The Project Area meets the minimum size threshold for redevelopment project areas of 1 ½ acres. The Project Area is approximately 147 acres in size.

Vacant Land Qualification – For any parcels that have been used for commercial agricultural purposes within 5 years of designation, the land must have been subdivided, as properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act.

Vacant Area Criterion Impairs Sound Growth – The Vacant Area qualifies as a blighted area under one of seven criteria set forth in the Act for vacant areas (one is required).

Specifically, Chronic Flooding is present in the Vacant Area and adversely impacts the area. In addition to documented evidence of flooding within the Project Area, the flooding conditions create hazardous conditions on Huntley Road and adversely impact downstream areas.

Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: 1) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the thirteen (13) improved area eligibility factors set forth in the Act; or 2) any vacant area in which its sound growth is impaired by the presence of one or more of seven criteria set forth in the Act.

The Project Area has been evaluated on the basis of a Vacant Area under the Blighted Area criteria.

Vacant Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the seven eligibility criteria for vacant areas. To support a designation as a blighted area at least one of the seven qualifying criteria must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the Project Area.

1. The vacant part of the Project Area exhibits a combination of 2 or more of the following 6 factors:
 - (a) Obsolete platting of the vacant land
 - (b) Diversity of ownership
 - (c) Tax and special assessment delinquencies or the subject of tax sales
 - (d) Deterioration of structures or site improvements in adjacent areas
 - (e) Environmental remediation costs have been incurred or are required
 - (f) Declining or lagging rate of growth of total equalized assessed valuation
2. The area consists of one or more unused quarries, mines or strip mine ponds.
3. The area consists of unused railyards, rail tracks or railroad rights-of-way.
4. The area is subject to chronic flooding.
5. The area consists of an unused or illegal disposal site.
6. The area had been designated as a town or village center and not developed as such.
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for vacant areas to determine whether each or any factors are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Research of tax maps and the history of PIN changes, online and with the assistance of staff at Kane County Supervisor of Assessment's Office and the Dundee Township Assessor's office;
3. Review of subdivision criteria in the Plat Act;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Review of parcel ownership;
7. Review of previously prepared plans, studies and data;
8. Interviews with engineering and ecology professionals with familiarity of the Project Area;
9. Review and analysis of available Federal Emergency Management Agency maps of flood zones;
10. Analysis of Kane County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 2015 to 2020; and
11. Review of Kane County Treasurer property tax payment records for collection years 2018, 2019 and 2020.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "**not present**" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

The following is the summary evaluation of the eligibility factors for the Project Area, presented in the order in which they appear in the Act.

III. VACANT AREA ELIGIBILITY ANALYSIS

For purposes of this report, JRG has evaluated the eligibility of the Project Area as vacant land under the definition of the Act:

“Vacant land” means as any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Section 11-74.4.3 (a) of the Act defines the eligibility criteria for vacant areas. To support a designation as a redevelopment project area, the Vacant Area must qualify under one of the two sets of vacant area eligibility criteria:

1. Multiple-Factor Vacant Area Criteria

The sound growth of the Vacant Area is impaired by the presence of 2 or more of the 6 factors listed below for qualification as a blighted area under the first criteria set forth in the Act. The factors must be present to a meaningful extent and reasonably distributed throughout the Vacant Area.

(a) Obsolete Platting of The Vacant Land

Pursuant to the Act, obsolete platting of the vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights of way or that omitted easements for public utilities.

Prior to the 2021 subdivision of the Project Area, the area was used for commercial agricultural purposes and operated within the original platting.

Obsolete Platting is not present in the Vacant Area.

(b) Diversity Of Ownership

Pursuant to the Act, diversity of ownership of parcels of vacant land sufficient in number retard or impede the ability to assemble the land for development.

All properties within the Project Area are under single ownership.

Diversity of Ownership is not present in the Vacant Area.

(c) Tax and Special Assessment Delinquencies or The Subject Of Tax Sales

Pursuant to the Act, this factor applies if tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

One of the four parcels that comprise the Project Area was delinquent in payment of property taxes in 2020. None of the property within the Project Area has been the subject of tax sales in the last five years.

The factor of Tax and Special Assessment Delinquencies is present to a limited degree and therefore is not a supporting factor for Vacant Area eligibility.

(d) Environmental Remediation Costs Have Been Incurred or Are Required

Pursuant to the Act, this factor applies if the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Environmental Remediation is not present in the Vacant Area.

(e) Deterioration of Adjacent Improvements

Pursuant to the Act, this factor applies if there is evidence of deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

The Project Area is surrounded largely by unimproved areas including underutilized and farmed lots, several of which are advertised for sale. Newer commercial buildings located along Randall Road are in sound condition. Two residential buildings are located in neighboring areas Area including the well-maintained farmhouse immediately adjacent to the Project Area and a single-family residential property that is severely deteriorated and advertised for sale.

Deterioration of Adjacent Improvements is not present to a meaningful degree nor reasonably distributed throughout the Vacant Area. Therefore, this factor is not a supporting factor for Vacant Area eligibility.

(f) Declining Or Lagging Rate of Growth of Total Equalized Assessed Valuation

Pursuant to the Act, this factor applies if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

JRG reviewed historical EAV data for parcels 03-07-200-006 and 03-07-200-007 and compared the rate of growth in EAV with the remainder of the Village of Algonquin for the period from 2015 to 2020. As indicated in Table 1, the rate of growth of the EAV for the Project Area increased at a rate that is less than the balance of the Village of Algonquin in two of the five years for which information is available. A minimum of three out of five years is required for qualification. Therefore, Declining or Lagging Equalized Assessed Valuation as a factor is not a supporting factor for Vacant Area eligibility.

Table 1. Growth Rate of Project Area vs. Village of Algonquin

Tax Year	Village of Algonquin (minus Project Area)		Project Area		Growth rate compared to Village
	Total EAV	% change	Total EAV	% change	
2020	285,206,675	5.6%	79,671	5.9%	NO
2019	269,954,922	4.7%	75,228	5.7%	NO
2018	257,821,081	5.6%	71,190	5.4%	Lagging
2017	244,252,575	4.5%	67,520	5.2%	NO
2016	233,680,127	7.6%	64,180	5.0%	Lagging
2015	217,231,759		61,147		

Percent Change reflects the annual growth in EAV from the prior year (e.g. 5.7% change in Total EAV of Village of Algonquin for Tax Year 2020 represents the growth in EAV from 2019 to 2020).

Conclusion: Due to insufficient presence of multiple-factor criteria, the Vacant Area does not qualify under this criterion.

2. Unused Quarries, Mines or Strip Mine Ponds

Pursuant to the Act, this factor applies if the area consists of one or more unused quarries, mines or strip mine ponds.

Conclusion: The presence of unused quarries, mines or strip ponds does not apply to the Vacant Area.

3. Unused Railyards, Rail Tracks or Railroad Rights-Of-Way

Pursuant to the Act, this factor applies if the area consists of unused railyards, rail tracks or railroad rights-of-way.

Conclusion: The factor of Unused Railyards, Rail Tracks does not apply to the Vacant Area.

4. Chronic Flooding

Pursuant to the Act, this factor applies if the area is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvement to contribute to the alleviation of all or part of the flooding.

JRG conducted field surveys of the site conditions on June 1, 2021, noting areas farmed and fallow as well as wet and dry soils, depressions and slopes. JRG reviewed materials prepared by Encap, Incorporated, ecology professionals. Documents include *Conservation Design Analysis for NorthPoint Algonquin Site* dated January 28, 2021 and *Wetland Determination Letter* dated January 21, 2021. The Encap Incorporated wetland determination study dated January 21, 2021 along with its conservation design analysis dated January 28, 2001, and the report of soils exploration dated January 4, 2021 prepared by Geotechnical Group are incorporated into this report by this reference. Findings from the Encap materials include:

- Seven potential farmed wetlands, seven additional areas of interest and two drainageways of interest were identified during field investigation. A map of the wetland determination field work is included as Appendix A.
- Observable characteristics among the seven potential farmed wetlands include standing water, saturated soils and non-functioning drainageways.
- Documented evidence of previously installed drain tiles, some of which appear to be no longer functioning.

For further evaluation of chronic flooding conditions, JRG interviewed Hubert J. Loftus, Jr., a licensed civil engineer with Manhard Consulting. Manhard Consulting has been engaged by NorthPoint Developers to evaluate the drainage conditions of the existing site and prepare a mitigation plan sufficient to accommodate new development. Mr. Loftus confirmed that the Project Area is subject to chronic flooding that requires substantial mitigation efforts to enable new development and provide regional relief to downstream areas. A summary of conditions and proposed mitigation measures is outlined in Attachment B. *Manhard Letter re: Chronic Flooding 2021 08 10 and Existing Flood Conditions Map*.

Highlights from interviews and follow up letter include:

- Drainage flows from upstream offsite areas have increased over the years from perimeter roadway improvements and upstream building development;
- The 12-inch culvert under Huntley Road is inadequate for current storm events causing water to back up onto the site and spill over into Huntley Road northbound lane.
- To reduce flooding on-site and mitigate off-site flooding impacts downstream, the proposed system requires 4.3 million cubic feet of stormwater storage via naturalized detention basins throughout the development.
- Stormwater management facilities will reduce chronic flooding and outlet flows by 20 percent, providing both on-site and surrounding benefits including to Huntley Road and downstream areas.

Conclusion: The condition of chronic flooding is present to a meaningful degree and reasonably distributed throughout the Vacant Area. Therefore, this factor serves as a qualifying factor for Vacant Area eligibility.

5. Unused or Illegal Disposal Site

Pursuant to the Act, this factor applies if the area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites.

Conclusion: The condition of an Unused or Illegal Disposal Site does not apply to the Vacant Area.

6. Undeveloped Town or Village Center

Pursuant to the Act, this factor applies if, prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Conclusion: The factor of an Undeveloped Town or Village Center does not apply to the Vacant Area.

7. Blighted Improved Area Immediately Prior to Becoming Vacant

Pursuant to the Act, this factor applies if the area qualified as a blighted improved area immediately prior to becoming vacant unless there has been substantial private investment in the immediately surrounding area.

Conclusion: The factor of Blighted Prior to Becoming Vacant does not apply to the Vacant Area.

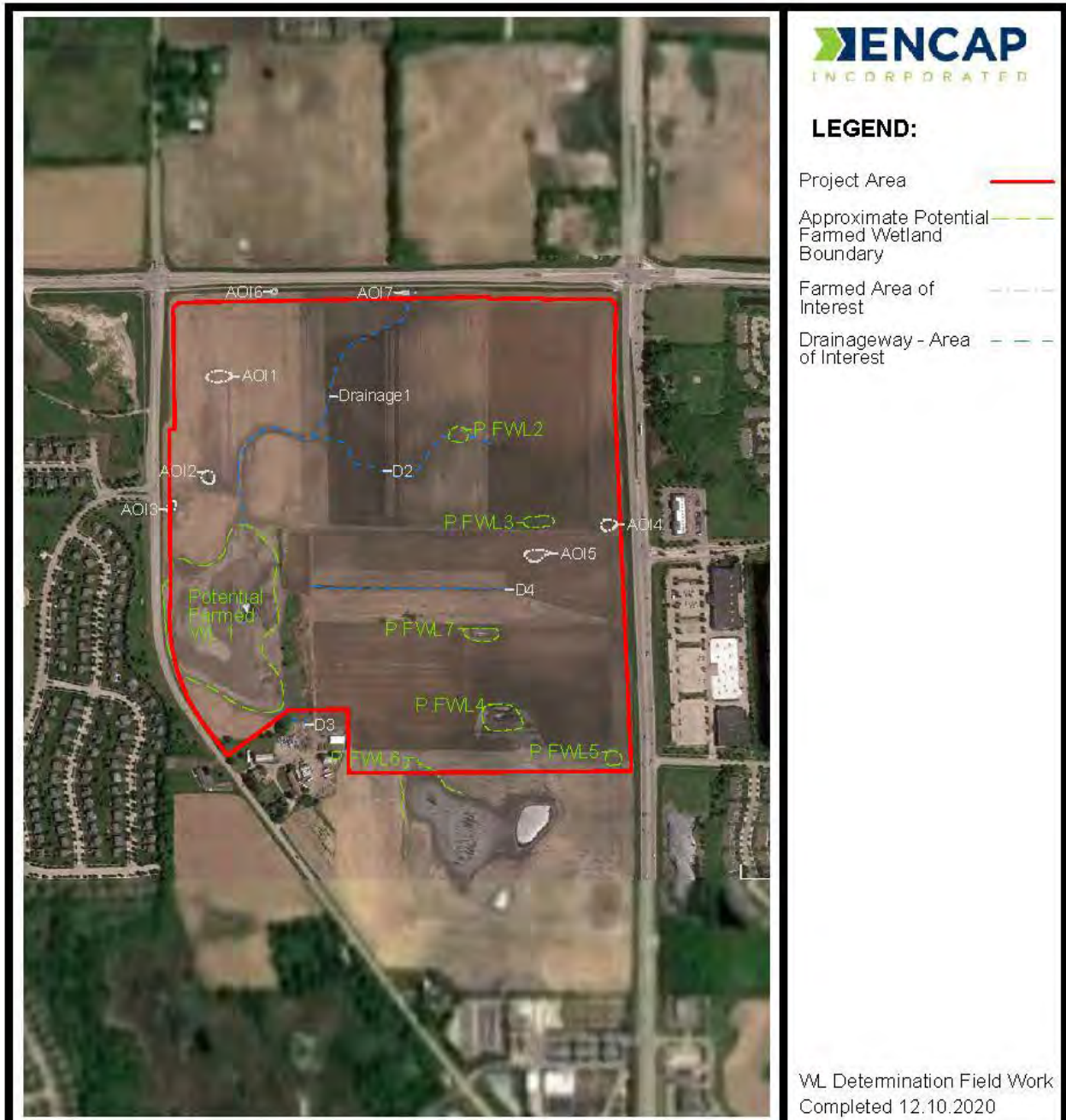
IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a vacant blighted area.

- The Project Area exceeds the minimum size requirement of 1 ½ acres for a redevelopment project area.
- The Project Area, which contains properties that have been used for commercial agricultural purposes within the 5 years prior to designation, has been properly subdivided in accordance with the Plat Act prior to designation of the Longmeadow/Randall Plan and Project.
- The factor of Chronic Flooding is present in the Vacant Area and has been sufficiently documented in accordance with the TIF Act. The presence of this condition adversely impacts the site and surrounding area.
- The factor of Chronic Flooding is found to be present to a meaningful degree and reasonably distributed within the Vacant Area.
- The Project Area includes only properties that would benefit from inclusion in the redevelopment project area.

The eligibility findings presented in this report indicate that Project Area meets the criteria for qualification as a redevelopment project area under the Act. The Project Area contains properties that are negatively impacted by the presence of the vacant area blight factor described above. The meaningful presence and distribution of this factor throughout the Project Area indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without public action.

APPENDIX A



Aerial Photograph

Map data: ©2020 Google
Image Date: 2018

NP - Algonquin
Project Number: 20-1203A
NorthPoint Development, LLC

0 400 800 1600
SCALE: 1"=800'



NORTH

Exhibit I

APPENDIX B



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

August 10, 2021

Ann T. Moroney, AICP - President
Johnson Research Group
332 South Michigan, 9th Floor
Chicago, Illinois 60604

**RE: ALGONQUIN CORPORATE CAMPUS
EXISTING & PROPOSED DRAINAGE CONDITIONS**

Dear Ms. Moroney:

As requested, the following is a summary of the existing drainage conditions of the proposed Northpoint Corporate Campus and surrounding areas and the mitigation measures proposed to alleviate the existing chronic flooding conditions:

Existing Drainage Conditions

The project site receives drainage flows from Longmeadow Parkway and Randall Road along its north and east perimeter. In addition to the roadway flows, Longmeadow Parkway and Randall Road convey flows from upstream offsite areas. The project site has historically been agricultural land and has traditionally drained via overland flow and field tile in a westerly direction to an existing 12-inch culvert under Huntley Road. The 12-inch culvert is not adequately sized to convey significant storm events and as a result, water can back up onto the site. A portion of the site also drains south to an existing depression with limited downstream flow capacity before discharging to the south.

Over the years, perimeter roadway improvements and upstream development have increased stormwater runoff volumes to the existing site and surrounding area and downstream development has further restricted the drainage outlet capacity. The increased runoff and inadequate downstream drainage capacity have increased flooding conditions on the site and the surrounding areas, including the property to the south and the Huntley Road corridor. As a result, the site and surrounding areas experience chronic flooding.

The Base Flood is the industry standard to quantify flood conditions and to determine flood mitigation requirements. The Base Flood is defined as the flood having a one percent (1%) probability of being equaled or exceeded in a given year. In order to quantify the level of flooding, a hydrologic model was developed to determine the existing Base Flood conditions for the site. The results of the hydrologic model indicate over 7 feet of flooding occurring on site with water levels reaching a Base Flood Elevation of 909.4, encroaching into the Huntley Road northbound lane (see attached Existing Flood Conditions Map).

Manhard Consulting • 700 Springer Drive, Lombard, Illinois 60148 • 630.691.8500 • manhard.com
COLORADO | ILLINOIS | NEVADA | TEXAS | WISCONSIN

APPENDIX B

Proposed Conditions & Mitigation Measures

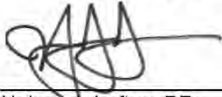
To alleviate the chronic flooding conditions and provide a regional stormwater benefit to the area, a stormwater management system will be provided in conjunction with the Northpoint Corporate Campus. In order to reduce flooding while not negatively impacting the limited downstream outlet conditions, the proposed system will be required to provide over 4.3 million cubic feet (99.6 acre-feet) of stormwater storage in a series of naturalized detention basins throughout the development. Based on the hydrologic modeling prepared for the post project conditions, the proposed stormwater management facilities will reduce existing Base Flood Elevation by over 2.5 feet and eliminate the current flooding condition at Huntley Road. In addition to the reduction in flooding, outlet flows from the site will be reduced by approximately 20 percent, thereby providing a relief to the limited downstream stormwater system.

In conclusion, the site and surrounding areas, including Huntley Road experience chronic flooding based on the industry standard Base Flood definition. The flooding is caused by runoff from upstream roadways and development and a limited downstream outlet capacity. This flooding will be alleviated in the post development condition by the proposed project stormwater management facilities.

Should you have any questions or require additional information, you can contact me at hloftus@manhard.com or call at 630-925-1125.

Sincerely,

MANHARD CONSULTING, LTD.



Hubert J. Loftus, PE
Senior Project Manager

Xc

APPENDIX B

