

**Village of Algonquin  
Public Hearing**

November 2, 2021  
7:00 PM

Ganek Municipal Center  
2200 Harnish Drive  
Algonquin, IL 60102

**Public Hearing for the purpose of hearing any interested persons or any affected taxing districts with respect to the proposed designation of the Area and adoption of the Plan and Project.**

**Proposed Longmeadow/Randall Redevelopment Area Plan and Project, TIF Eligibility Report, and Proposed Designation of the Longmeadow and Randall Redevelopment Area.**

**--- AGENDA ---**

1. Roll Call – Establish a Quorum
2. Presentation by Johnson Research Group, Inc. on plan, project, report, and designation of project area.
3. Motion to open and conduct public hearing to consider written and oral objections, protests, oral statements, testimony and comments.
4. Presentation of any written and oral objections, protests, oral statements, testimony and comments.
5. Motion to close public hearing



**VILLAGE OF ALGONQUIN**  
***COMMUNITY DEVELOPMENT DEPARTMENT***

**- M E M O R A N D U M -**

Date: October 29, 2021

To: Village Board of Trustees

From: Jason Shallcross, AICP, Community Development Director

Re: Public Hearing on the Proposed Longmeadow/Randall Redevelopment Area Plan and Project, TIF Eligibility Report, and Proposed Designation of the Longmeadow and Randall Redevelopment Area Plan and Project

Provisions of the Illinois Tax Increment Allocation Redevelopment Act (the “Act”) require that the Village conduct a public hearing prior to the adoption of an ordinance providing for the Village’s approval of the Longmeadow/Randall Tax Increment Financing Redevelopment Plan (the “Plan and Project”) and the Village’s designation of the Longmeadow/Randall Redevelopment Project Area (the “Area”) as a redevelopment area. Additionally, the act requires several notices be published in local papers, sent to local property owners, the Department of Commerce and Economic Opportunity, and that local taxing districts be notified.

The public hearing date, time, and location was set by Ord No. 2021-O-29 as Tuesday, November 2, 2021, at 7:00PM, at the Village of Algonquin Ganek Municipal Center, 2200 Harnish Drive, Algonquin, Illinois 60102 for the purpose of hearing any interested persons or any affected taxing districts with respect to the proposed designation of the Area and adoption of the Plan and Project. A copy of the certificate of publication for the public hearing is attached.

Certificate of the Publisher

Northwest Herald

Description:LONGMEADOW & RANDALL  
1925184

ATTN: JOSIE DOOLEY  
ZUKOWSKI ROGERS FLOOD & MCARDL  
50 SE VIRGINIA STREET  
CRYSTAL LAKE IL 60014

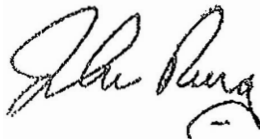
Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on  
10/06/2021

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by John Rung, its publisher, at Crystal Lake, Illinois, on  
6th day of October, A.D. 2021

Shaw Media By:



John Rung, Publisher

Account Number 100515

Amount \$739.10

## PUBLIC NOTICE

### NOTICE OF PUBLIC HEARING OF THE PROPOSED LONGMEADOW AND RANDALL REDEVELOPMENT AREA PLAN AND PROJECT AND REDEVELOPMENT PROJECT AREA

Notice is hereby given that on Tuesday, November 2, 2021, at 7:00 p.m. at the Village of Algonquin Ganek Municipal Center, in the Board meeting room, located at 2200 Hornish Drive, Algonquin, Illinois 60102, a public hearing will be held to consider the approval of the proposed "Longmeadow and Randall Tax Increment Financing Redevelopment Project Area Plan and Project for the Longmeadow and Randall Redevelopment Project Area" (the "Plan and Project").

The territory within the proposed Plan and Project (the "Redevelopment Project Area") is legally described as follows:

THAT PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 6, 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, 181.78 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 389.08 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 23 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 1801.65 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, 714.87 FEET TO A NON-TANGENT CURVE; (4) THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,179.20 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 99.03 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.

The Redevelopment Project 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. It is presently in unincorporated Kane County. The contract purchaser of the Redevelopment Project Area has requested that the Village of Algonquin annex the Redevelopment Project Area to the Village and further subdivide same.

The Redevelopment Project Area consists of 2 parcels and comprises approximately 147 acres.

There will be considered at the public hearing the proposed Plan and Project for and the designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Plan and Project has been made publicly available continuously since August 26, 2021 and remains on file and available for public inspection at the office of the Village Clerk of the Village of Algonquin Ganek Municipal Center, 2200 Hornish Drive, Algonquin, Illinois 60102 and the Village of Algonquin website. Pursuant to the proposed Plan and Project the Village proposes to alleviate blighting conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible redevelopment project costs may include, but not be limited to:

- 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;
- The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
- Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein and site preparation;
- 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(a)(4) of the Illinois Tax Increment Allocation Redevelopment Act (the "Act");
- Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- Financing costs;
- 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;
- Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project;

The Plan and Project, in addition to the foregoing, sets forth additional objectives supporting the overall goal of the Redevelopment Project Area which are as follows:

#### 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.

#### 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., adequate infrastructure, regional accessibility).

#### Urban Design, Landscaping, and Open Space

- Ensure that the architectural design of new development 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 facade articulation and visual interest.
- Ensure that all landscaping and design materials comply with the Village's ordinances and any applicable Planned Development requirements.

#### 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 above. 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.

Prior to the date of the public hearing, any person, as well as each taxing district having property in the Redevelopment Project Area, and the Illinois Department of Commerce and Economic Opportunity, may submit written comments to the Village to the attention of the Village Manager, Village of Algonquin, 2200 Hornish Drive, Algonquin, Illinois 60102.

At the public hearing all interested persons, as well as all affected taxing districts, may file written supporting statements, objections and other comments with the Village Clerk and shall have the opportunity to be heard orally with respect to any issues regarding the proposed Plan and Project, and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor and any other matter related to this notice. The public hearing may be adjourned by the Village Board of the Village of Algonquin without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Questions related to the eligibility and qualification of the Redevelopment Project Area can be sent to: Village Manager Tim Schoneger, Village of Algonquin, 2200 Hornish Drive, Algonquin, Illinois 60102.