

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>Village of Algonquin</u>	Reporting Fiscal Year:	2025
County:	<u>McHenry</u>	Fiscal Year End:	4/30/2025
Unit Code:	<u>063/010/32</u>		

FY 2025 TIF Administrator Contact Information-Required

First Name:	Tim	Last Name:	Schloneger		
Address:	2200 Harnish Dr	Title:	Village Manager		
Telephone:	847-658-2700	City:	Algonquin	Zip:	60102
E-mail	timschloneger@algonquin.org				

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the **City/Village** of:

ALGONQUIN

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator

Date _____

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

Primary Use of Redevelopment Project Area*: Combination/Mixed
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types: CBD, Ind., Res
<p>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</p> <p style="text-align: right;"> Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law </p>

Please utilize the information below to properly label the Attachments.

	No	Yes
<p>For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]</p> <p>If yes, please enclose the amendment (Labeled Attachment A).</p> <p style="color: red;">For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]</p> <p style="color: red;">If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).</p>	X	
<p>Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]</p> <p>Please enclose the CEO Certification (Labeled Attachment B).</p>		X
<p>Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]</p> <p>Please enclose the Legal Counsel Opinion (Labeled Attachment C).</p>		X
<p>Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]</p> <p>If yes, please enclose the Activities Statement (Labeled Attachment D).</p>		X
<p>Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]</p> <p>If yes, please enclose the Agreement(s) (Labeled Attachment E).</p>	X	
<p>Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]</p> <p>If yes, please enclose the Additional Information (Labeled Attachment F).</p>	X	
<p>Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]</p> <p>If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).</p>	X	
<p>Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]</p> <p>If yes, please enclose the Joint Review Board Report (Labeled Attachment H).</p>		X
<p>Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)]</p> <p>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).</p>	X	
<p>An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]</p> <p style="color: red;">If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (Labeled Attachment J).</p>	X	
<p>Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)</p> <p>If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).</p>		X
<p>Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]</p> <p>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).</p>		X
<p>A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]</p> <p>If yes, please enclose the list only, not actual agreements (Labeled Attachment M).</p>		X
<p style="color: red;">For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality.</p> <p style="color: red;">If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).</p>	X	
<p>Letter from the Mayor/Village President designating the municipality's TIF Administrator.</p> <p style="color: red;">Must include the phone number and email address of the designated party (Labeled Attachment O.)</p>		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**FY 2025****Name of Redevelopment Project Area:****Downtown TIF District****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ (31,796,154)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 1,278,206	\$ 6,275,530	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 37,120	\$ 97,042	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund

\$ 1,315,326

Cumulative Total Revenues/Cash Receipts

\$ 6,372,572	100%
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Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**)

\$ 6,094,627

Transfers to Municipal Sources

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Distribution of Surplus

--

Total Expenditures/Disbursements

\$ 6,094,627

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ (4,779,301)

Previous Year Adjustment (Explain Below)

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FUND BALANCE, END OF REPORTING PERIOD*

\$ (36,575,455)

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
Burke, LLC	\$ 5,697,146	
ComEd	\$ 477,150	
Treasurer, State of Illinois	\$ 268,092	
Moore Landscapes, LLC	\$ 65,448	
Landscape Hub, Inc.	\$ 906	
Midwest Chlorinating, Inc.	\$ 275	
Treasurer, State of Illinois (Retainage)	\$ (414,390)	\$ 6,094,627

PAGE 2

[illegible]

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 6,094,627

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

FY 2025

Downtown TIF District

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	\$ (36,575,455)
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
North Main Street		\$ 3,950,100
Main Street/Harrison Street Bike Path/Roundabout		\$ 1,400,000
South Harrison/Washington Street		\$ 400,000
Washington/Harrison Municipal Lot		\$ 100,000
Total Amount Designated for Project Costs		\$ 5,850,100

TOTAL AMOUNT DESIGNATED	\$ 5,850,100
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SURPLUS/(DEFICIT)	\$ (42,425,555)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select **ONE** of the following by indicating an **'X'**:

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	5
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ 10,000,000
Public Investment Undertaken	\$ 30,529,268	\$ 850,000	\$ 5,600,000
Ratio of Private/Public Investment	0		1 11/14

Project 1 Name: Block 1 Redevelopment

Private Investment Undertaken (See Instructions)			\$ 6,000,000
Public Investment Undertaken	\$ 1,472,684	\$ 100,000	\$ 400,000
Ratio of Private/Public Investment	0		15

Project 2 Name: Downtown Streetscape

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 25,809,243	\$ 650,000	\$ 5,200,000
Ratio of Private/Public Investment	0		0

Project 3 Name: Old Town Trailhead

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,212,509	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 4 Name: 20 Washington Parking Lot

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 250,525	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 5 Name: 221 S Main Street Redevelopment

Private Investment Undertaken (See Instructions)			\$ 4,000,000
Public Investment Undertaken	\$ 784,307	\$ 100,000	\$ -
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

Name of Redevelopment Project Area:

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$

[illegible][illegible]

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

Provide a general description of the redevelopment project area using only major boundaries.

Area generally bounded by the Fox River on the east, Jayne Street on the south, and the IL-31 Western Bypass to the north and west, including the Algonquin Industrial/Office Center.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

FY 2025

Name of Redevelopment Project Area:

Downtown TIF District

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2014	\$ 19,204,752	34,020,131

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

X

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

[illegible]

DOWNTOWN TIF DISTRICT

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

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

ON OCTOBER 7, 1925 AS DOCUMENT NUMBER 1925R0070199; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20 AND ITS NORTHWESTERLY EXTENSION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH HARRISON STREET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 25 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 25 AND LOTS 26 THRU 30, INCLUSIVE, TO THE NORTHEAST CORNER OF LOT 30 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 30 TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTHWESTERLY TO THE NORTHEAST CORNER OF LOT 34 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN, SAID NORTHEAST CORNER OF LOT 34 ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE BOND ISSUE ROAD ROUTE 62 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SUNNY DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF LOT 3 IN SAID PLAT OF SUNNYSIDE ADDITION TO ALGONQUIN; THENCE SOUTHWESTERLY 79.5 FEET ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LOT LINE OF SAID LOT 3, SAID POINT LYING 8.31 FEET SOUTHEASTERLY FROM THE MOST NORTHWESTERLY CORNER OF SAID LOT 3; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LOT LINE OF SAID LOT 3 TO A POINT BEING 18.3 FEET FROM SAID NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTHWESTERLY ALONG A LINE TO THE MOST NORTHERLY CORNER OF ASPEN LANDING, RECORDED ON MAY 19, 2004 AS DOCUMENT NUMBER 2004R0044576; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ASPEN LANDING TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EDWARD STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ITS SOUTHEASTERLY EXTENSION TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST NORTHERLY CORNER OF MCKINLEY'S RESUBDIVISION, RECORDED MAY 28, 1900 AS DOCUMENT NUMBER 1900R0008610; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID MCKINLEY'S RESUBDIVISION TO THE NORTHWESTERLY SHORELINE OF THE FOX RIVER; THENCE SOUTHEASTERLY ACROSS THE FOX RIVER TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY SHORELINE OF THE FOX RIVER AND THE NORTH AND SOUTH QUARTER SECTION LINE OF SECTION 34, SAID POINT BEING 437 FEET, MORE OR LESS, NORTHEASTERLY ALONG SAID SOUTHEASTERLY SHORELINE FROM THE MOST NORTHERLY CORNER OF HUBBARD'S ADDITION TO THE VILLAGE OF ALGONQUIN, RECORDED APRIL 12, 1848 DOCUMENT NUMBER 1848MG00B183; THENCE SOUTHERLY ALONG SAID NORTH AND SOUTH QUARTER SECTION LINE, A DISTANCE OF 14.26 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RIVER ROAD (FORMERLY WATER STREET); THENCE CONTINUING SOUTHERLY TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY THEREOF, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 381668 AS RECORDED WITH THE RECORDER'S OFFICE OF MCHENRY COUNTY ON FEBRUARY 20, 1961 IN BOOK 650 PAGE 499; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF

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

SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE WEST ALONG SAID SOUTH LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CENTER DRIVE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE; THENCE WEST ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CIRCLE DRIVE; THENCE NORTHERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 1 IN HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1, RECORDED JULY 19, 1965 AS DOCUMENT NUMBER 1965R0446262; THENCE EASTERLY ALONG SAID EXTENSION AND SOUTH LINE OF LOT 26 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 26 AND THE EASTERLY LINES OF LOTS 25 AND 24 IN SAID BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF LOT 23 IN SAID BLOCK 1; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 23 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING A POINT ON THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 944200, RECORDED JULY 2, 1986; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEGION DRIVE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID LOT 23 IN HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1; THENCE EASTERLY ALONG SAID EASTERLY EXTENSION TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 16 IN PLUMLEIGH'S ADDITION TO ALGONQUIN, RECORDED MARCH 24, 1860 IN DEED BOOK 28, PAGE 400, SAID NORTHEAST CORNER OF LOT 1 BEING A POINT ON THE WESTERLY RIGHT-OF-LINE OF THE NOW ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-LINE TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID HUNTINGTON HILLS SUBDIVISION, UNIT NO. 1; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID OUTLOT A TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID OUTLOT A, 5 COURSES, TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF OUTLOT A IN BLOCK 4 IN ALGONQUIN INDUSTRIAL PARK, RECORDED NOVEMBER 4, 1966 AS DOCUMENT NUMBER 1966R0465704, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WESTERLY LINE OF SAID ALGONQUIN INDUSTRIAL PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 3 COURSES TO THE MOST NORTHWESTERLY CORNER OF LOT 4 IN BLOCK 2 IN SAID ALGONQUIN INDUSTRIAL PARK, SAID NORTHWESTERLY CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 9 IN BLOCK 5 IN LAKE IN THE HILLS ESTATES, UNIT NO. 12, RECORDED ON APRIL 29, 1953 AS DOCUMENT NUMBER 1953R0264707, SAID SOUTHERLY CORNER ALSO BEING A POINT ON THE MOST EASTERLY LINE OF SAID LAKE IN THE HILLS ESTATES, UNIT NO. 12; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND ITS NORTHEASTERLY EXTENSION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD (FORMERLY ALGONQUIN - CRYSTAL LAKE ROAD AND/OR ALGONQUIN - HUNTLEY ROAD), AS WIDENED; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY LINE OF LOT 16 IN THE ASSESSORS PLAT OF ALGONQUIN OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 28, RECORDED DECEMBER 6, 1859; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE

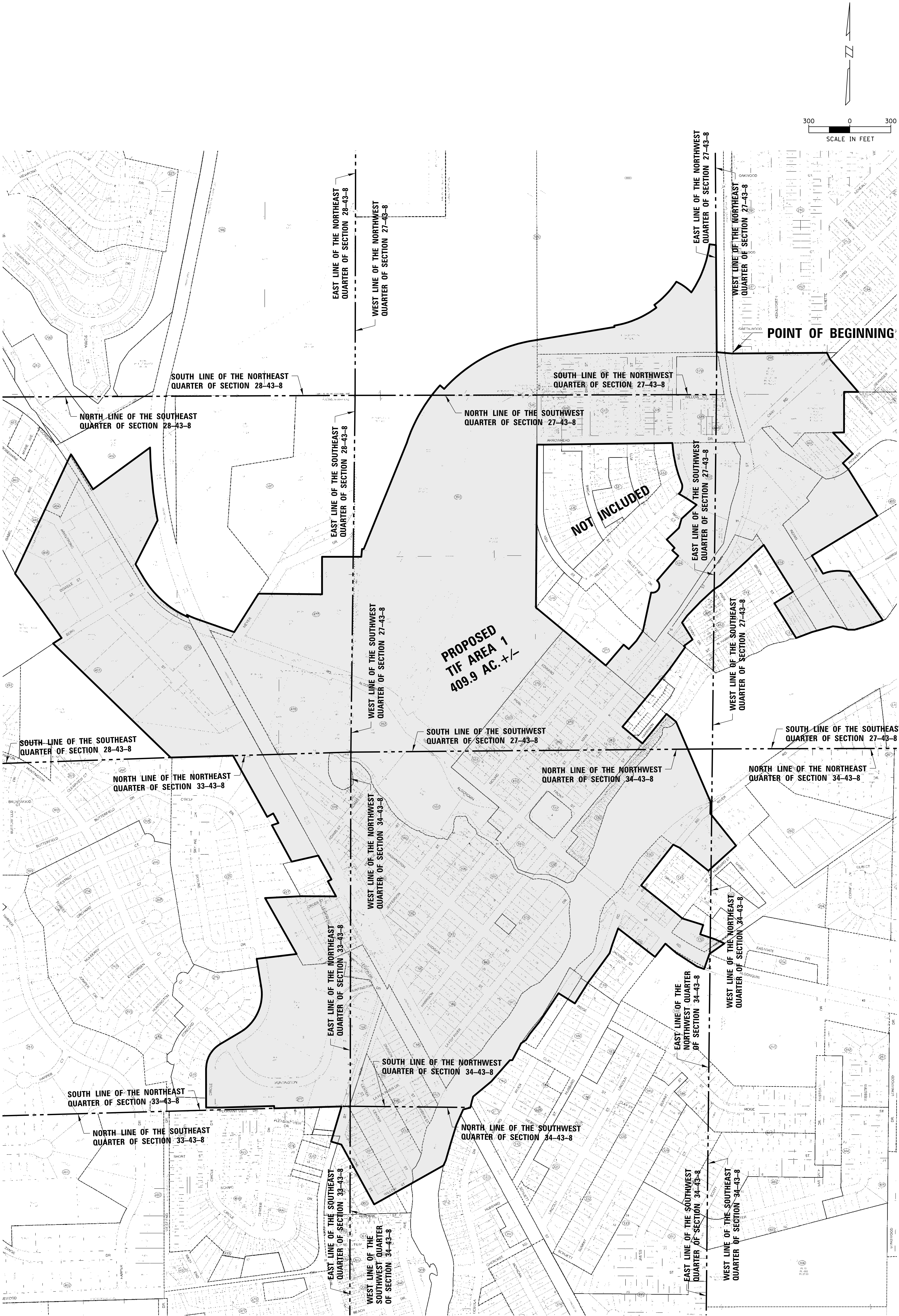
NOW ABANDONED CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 510 FEET PLUS OR MINUS, TO A POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NUMBER 796648, RECORDED JUNE 23, 1980; THENCE SOUTHWESTERLY (SOUTH 26 DEGREES, 30 MINUTES WEST PER DOCUMENT NUMBER 796648) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MEYER DRIVE AS DEDICATED PER DOCUMENT 94R055444, RECORDED SEPTEMBER 23, 1994; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTH LINE OF THE LAND DESCRIBED IN DOCUMENT NUMBER 2001R0032715, RECORDED MAY 18, 2001; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE TO A POINT ON THE WEST LINE OF PARCEL 1FH0018 OF THE ILLINOIS ROUTE 31 BYPASS AS DESCRIBED IN DOCUMENT NUMBER 2010R0034307, RECORDED AUGUST 11, 2010; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 1FH0018; THENCE EASTERLY ALONG THE NORTH LINE (WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 51 MINUTES 56 SECONDS EAST) OF SAID PARCEL 1FH0018 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 31 BYPASS AS DESCRIBED IN CIRCUIT COURT CASE 11ED30, FILED ON MARCH 30, 2012; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 17 COURSES; THENCE NORTH 4 DEGREES 55 MINUTES 59 SECONDS EAST, A DISTANCE OF 56.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.18 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 839.15 FEET; THENCE NORTHEASTERLY 488.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1160.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 30 DEGREES 06 MINUTES 14 SECONDS EAST, 484.85 FEET; THENCE SOUTH 47 DEGREES 50 MINUTES 00 SECONDS EAST ALONG A RADIAL LINE, A DISTANCE OF 40.00 FEET; THENCE NORTHEASTERLY 750.33 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1120.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 61 DEGREES 21 MINUTES 28 SECONDS EAST, 736.38 FEET; THENCE NORTH 80 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 607.24 FEET; THENCE NORTH 9 DEGREES 27 MINUTES 03 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY 338.18 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 710.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 66 DEGREES 54 MINUTES 18 SECONDS EAST, 334.99 FEET; THENCE NORTH 36 DEGREES 44 MINUTES 21 SECONDS WEST ALONG A RADIAL LINE, A DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY 234.65 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 685.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 43 DEGREES 26 MINUTES 54 SECONDS EAST, 233.50 FEET; THENCE SOUTHEASTERLY 124.48 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.02 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 55 DEGREES 24 MINUTES 42 SECONDS EAST, 123.90 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.33 FEET; THENCE NORTHEASTERLY 379.99 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 820.05 FEET, THE CHORD OF SAID CURVE BEARS NORTH 20 DEGREES 39 MINUTES 39 SECONDS EAST, 376.60 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES 50 SECONDS EAST ALONG THE PROLONGATION OF A RADIAL LINE A DISTANCE OF 48.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31 RECORDED JANUARY 29, 1968 AS DOCUMENT NUMBER 484443; THENCE SOUTH 0 DEGREES 07 MINUTES 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 31, A DISTANCE OF 646.47 FEET; THENCE SOUTHERLY 143.63 FEET ALONG SAID WEST RIGHT-OF-WAY LINE

OF ILLINOIS ROUTE 31 ON A CURVE TO THE LEFT HAVING A RADIUS OF 1970.10 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 2 DEGREES 12 MINUTES 45 SECONDS EAST, 143.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE RECORDED OCTOBER 9, 1926 AS DOCUMENT NUMBER 75292; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK B5 IN AFORESAID ALGONQUIN HILLS UNIT NO.1, SAID CORNER BEING THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOW DESCRIBED LAND:

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

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



ATTACHMENT B
CEO CERTIFICATION



Village of Algonquin
The Gem of the Fox River Valley

October 25, 2025

Office of the Illinois Comptroller, Susana A. Mendoza
Local Government Division
555 W Monroe St, Suite 1400S-A
Chicago, IL 60661

Re: Downtown TIF District

Dear Comptroller Mendoza:

Please accept this letter as certification that the Village of Algonquin is in compliance with the Tax Increment Allocation Redevelopment Act pursuant to Section 11-74.4-5(d)(3) and Section 11-74.6-22(d)(3) of the Act.

Sincerely,

A handwritten signature in cursive script that reads "Debby Sosine".

Debby Sosine
Village President

Attachment C - Legal Counsel Opinion
LAW OFFICES
ZUKOWSKI, ROGERS, FLOOD & McARDLE
50 VIRGINIA STREET
CRYSTAL LAKE, ILLINOIS 60014

KELLY A. CAHILL
kcahill@zrfmlaw.com

(815)459-2050
FAX (815)459-9057
www.zrfmlaw.com

October 27, 2025

Office of the Illinois Comptroller
Susana A. Mendoza
Local Government Division
555 West Monroe Street, Suite 1400S-A
Chicago, Illinois 60661

**RE: FY 2025 Annual TIF Report: Village of Algonquin Downtown TIF
District/Opinion of Legal Counsel**

Dear Comptroller Mendoza:

This opinion is being rendered in connection with the above-referenced Village of Algonquin, IL Downtown TIF District as required by Sections 74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 *et seq.*; hereinafter referred to as the "Act").

To the best of our knowledge, it is our opinion that the Village of Algonquin ("Village") is in compliance with the provisions of the Act. In rendering this opinion, we have relied upon representations of the Village with respect to certain material facts solely within the Village's knowledge. Our opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion and is not a guarantee of a result.

Sincerely,



Kelly A. Cahill
Village Attorney

cc: Mike Kumbera (via email)

ATTACHMENT D ACTIVITIES STATEMENT

The Village recognizes the need to implement a focused strategy to revitalize existing properties within the Redevelopment Project Area and to stimulate private investment and redevelopment. Attracting private capital and reinvesting in underutilized properties are central components of this strategy. Achieving the level of private investment needed to make meaningful change may only be possible through the use of Tax Increment Financing (TIF), as authorized under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended.

The incremental property tax revenue generated by redevelopment activities will play a critical role in encouraging private reinvestment and removing site conditions that have previously discouraged development. Implementation of the Redevelopment Plan and Project will ultimately benefit the Village and all overlapping taxing districts by creating a significantly expanded, more sustainable tax base.

The following represents some significant highlights during the reporting period:

Harrison and Washington Streetscape Project

The Village of Algonquin continued implementing its Downtown Revitalization Plan during the reporting period, focusing on physical improvements and beautification efforts to enhance the area's appeal and attract visitors and businesses. The latest phase of work extended streetscape improvements to Harrison and Washington Streets, bringing the same character and charm previously established along Main Street to these adjacent corridors.



Work completed during the period included ADA accessibility upgrades along the riverwalk and at the intersection of Harrison and Washington Streets, ensuring access for all residents and visitors. Harrison Street received a full-depth concrete pavement replacement. At the same time, Washington Street (between Harrison Street and Main Street) was reconstructed with a brick paver roadway and no raised curbs, creating a more pedestrian-friendly environment.

Decorative street lighting was installed along both streets to maintain consistency with the Main Street aesthetic and further enhance the area's visual appeal. On Harrison Street, improvements included resurfacing and restriping the municipal parking lot, which provides over 60 parking spaces, and establishing a multi-use path for pedestrians and cyclists. Diagonal parking was added on Washington Street to support local businesses and encourage increased foot traffic.

Washington Street (between Main Street and Jefferson Street) benefited from resurfacing and the installation of paver sidewalks, creating a cohesive and inviting streetscape. Raised planters with integrated seat walls were installed along East Washington Street to provide additional seating and landscaping. At the same time, dumpster enclosures were installed to maintain a clean, orderly downtown appearance.

ATTACHMENT D ACTIVITIES STATEMENT

Block 1 Redevelopment

During the reporting period, the Village completed the demolition of the structure at 7 S. Main Street within the Block 1 area using Village funds. Block 1, a key redevelopment site identified in the Village's 2014 Downtown Planning Study, comprises approximately 1.3 acres with frontage on Main Street, Algonquin Road (IL-62), and Harrison Street. The site is planned for appropriately scaled infill commercial development (one to two stories) that may include retail, dining, or professional office uses, consistent with the Downtown Plan's vision for a vibrant, walkable mixed-use district.



Algonquin State Bank (221 S Main St) Redevelopment

The Village has acquired the former Algonquin State Bank building, located at the northeast corner of South Main Street and Washington Street. Identified as a key redevelopment site in the Village's 2014 Downtown Planning Study, the property is envisioned for mixed-use redevelopment that could include retail, restaurant ("white tablecloth" dining), commercial, and/or residential components. The Village currently maintains an open Request for Qualifications (RFQ) for the site and continues to field inquiries from prospective real estate developers.



These activities support the project objectives of providing adequate infrastructure in line with village redevelopment plans and coordinating its provision with redevelopment activities.

MEMORANDUM

TO: Attached Distribution List

FROM: Village of Algonquin

DATE: October 22, 2024

SUBJECT: Annual Joint Review Board Meeting –
Downtown TIF District

The Village of Algonquin is required to hold an annual Joint Review Board Meeting regarding the annual TIF report for the captioned TIF district for the fiscal year ending April 30, 2024 including representatives of the following taxing districts and the public members:

- Village of Algonquin
- McHenry County
- Elgin Community College District 509
- School District No. 300
- Algonquin–LITH Fire Protection District
- Algonquin Township
- Algonquin Township Road & Bridge
- Algonquin Library
- McHenry County Conservation District
- The public member

The meeting is scheduled to be held on Thursday, November 21, 2024 at 2:30 p.m. at the Village Hall located at 2200 Harnish Drive Avenue, Algonquin, Illinois.

The Annual TIF Report, which is attached, will be reviewed at the meeting.

If you have any questions, please call Village Manager Tim Schloneger at 847-658-2752 for information or any follow-up matters.

**VILLAGE OF ALGONQUIN
ANNUAL JOINT REVIEW BOARD MEETING
DOWNTOWN TIF DISTRICT**

**2200 HARNISH DRIVE
ALGONQUIN, ILLINOIS 60102
NOVEMBER 21, 2024
2:30 P.M.**

1. Call to Order
2. Roll Call
3. Approval of Meeting Minutes
February 15, 2024
4. Purpose of Annual Joint Review Board Meeting
5. Review Annual TIF Report
6. Questions/Discussion
7. Adjournment

**VILLAGE OF ALGONQUIN
DOWNTOWN TIF DISTRICT
COMBINED TAXING DISTRICT DISTRIBUTION LIST**

Mr. Peter Austin
McHenry County Government
2200 North Seminary Avenue
Woodstock, Illinois 60098

Ms. Debby Sosine
Village of Algonquin
2200 Harish Drive
Algonquin, Illinois 60102-5995

Ms. Sara Murray
Algonquin Library
2600 Harnish Drive
Algonquin, Illinois 60102

Diane Kerruish
Elgin Community College Dist 509
1700 Spartan Drive
Elgin, Illinois 60123-7193

Mr. Randy Funk
Algonquin Township
3702 U.S. Highway 14
Crystal Lake, Illinois 60014

Ms. Elizabeth Kessler, MBA, CPRP
McHenry Co Conservation Dist
18410 U.S. Highway 14
Woodstock, Illinois 60098

Jennifer Porter
School District No. 300
2605 Bunker Hill Drive
Algonquin, Illinois 60102

Danijela Sandberg
Algonquin Township Road & Bridge
3702 U.S. Highway 14
Crystal Lake, Illinois 60014

Kristin A. Richards
*Depart of Commerce & Economic
Opportunity*
100 West Randolph Street
Chicago, Illinois 60601

Mr. John Knebl
Algonquin-LITH Fire Protection Dist
1020 West Algonquin Road
Lake in the Hills, Illinois 60156

Tony Bellino
TIF Public Member
214 Washington St
Algonquin, IL 60102-2647

Attachment K

**INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION**

The Honorable President
Members of the Board of Trustees
Algonquin, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Algonquin, Illinois (the Village) as of and for the year ended April 30, 2025, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 7, 2025, which expressed an unmodified opinion.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary financial information (balance sheet and statement of revenues, expenditures and changes in fund balance) is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
October 7, 2025

VILLAGE OF ALGONQUIN, ILLINOIS

**BALANCE SHEET
DOWNTOWN TIF DISTRICT FUND**

April 30, 2025

ASSETS

ASSETS

Cash and cash equivalents	\$ 212,727
Investments	241,197
Property tax receivable	<u>1,605,867</u>
TOTAL ASSETS	<u>\$ 2,059,791</u>

LIABILITIES AND FUND BALANCE

LIABILITIES

Advance from other funds	<u>\$ 37,029,379</u>
Total liabilities	<u>37,029,379</u>

DEFERRED INFLOWS OF RESOURCES

Deferred property tax revenue	<u>1,605,867</u>
Total deferred inflows of resources	<u>1,605,867</u>
Total liabilities and deferred inflows of resources	<u>38,635,246</u>

FUND BALANCE

Unassigned (deficit)	<u>(36,575,455)</u>
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**TOTAL LIABILITIES, DEFERRED INFLOWS
OF RESOURCES AND FUND BALANCE**

\$ 2,059,791

(See independent auditor's report.)

VILLAGE OF ALGONQUIN, ILLINOIS

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
DOWNTOWN TIF DISTRICT FUND**

For the Year Ended April 30, 2025

REVENUES

Taxes	
Incremental property taxes	\$ 1,278,206
Investment income	<u>37,120</u>
Total revenues	<u>1,315,326</u>

EXPENDITURES

Capital outlay	<u>6,094,627</u>
Total expenditures	<u>6,094,627</u>

NET CHANGE IN FUND BALANCE (4,779,301)

FUND BALANCE (DEFICIT), MAY 1 (31,796,154)

FUND BALANCE (DEFICIT), APRIL 30 \$ (36,575,455)

(See independent auditor's report.)

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

Attachment L

SIKICH.COM**INDEPENDENT ACCOUNTANT'S REPORT**

The Honorable President
Members of the Board of Trustees
Village of Algonquin, Illinois

We have examined management's assertion included in its representation letter dated October 7, 2025, that the Village of Algonquin, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2025. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Algonquin, Illinois, complied with the aforementioned requirements for the year ended April 30, 2025, is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management, the Illinois Department of Revenue, Illinois State Comptrollers office, and the Joint Review Board and should not be used by anyone other than these specified parties.

SiKich CPA LLC

Naperville, Illinois
October 7, 2025

A list of all intergovernmental agreements in effect from FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]

[illegible]

ATTACHMENT O
TIF Administrator Designation



Village of Algonquin
The Gem of the Fox River Valley

October 22, 2025

Office of the Illinois Comptroller, Susana A. Mendoza
Local Government Division
555 W Monroe St, Suite 1400S-A
Chicago, IL 60661

Re: Downtown TIF District

Dear Comptroller Mendoza:

Please accept this letter as a formal designation of the Village of Algonquin's Tax Increment Financing (TIF) Administrator in accordance with the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.).

Tim Schloneger, Village Manager, is hereby designated as the Village's TIF Administrator. All matters, correspondence, and reporting related to this TIF District should be directed to:

Village of Algonquin
Attn: Tim Schloneger
2200 Harnish Dr
Algonquin, IL 60102
Phone: 847-658-2700
Email: timschloneger@algonquin.org

Sincerely,

A handwritten signature in cursive script, reading "Debby Sosine".

Debby Sosine
Village President