

Public Hearing before the Corporate Authorities of
The Village of Algonquin, McHenry & Kane Counties, Illinois,
Held in the Village Board Room on
September 16, 2014

RE: Proposed Downtown Tax Increment Finance (TIF) District

Call to Order: In the absence of Village President John Schmitt, Trustee Robert Smith called the Hearing to order at 7:15 p.m. and requested that Village Clerk Jerry Kautz call the roll.

Roll Call: Present: Jerrold Glogowski, Debby Sosine, Brian Dianis, Jim Steigert, John Spella. A quorum was established. Staff in attendance: Tim Schloneger, Village Manager; Russ Farnum, Community Development Director; Ben Mason and Katie Parkhurst, Senior Planners; Bob Mitchard, Public Works Director; Russ Laine, Police Chief. Also in attendance: Kelly Cahill, Attorney; Robert Rychlicki, TIF Consultant.

Summary of Public Notices and Conformance to TIF Act

Mr. Farnum presented a summary of the following public notices:

June 5 Notice to Taxing Districts by certified mail, all residential addresses within proposed TIF and all taxpayers by regular mail;

June 23 public meeting on proposed TIF;

July 16 notices were mailed to the DCEO and property owners within 750 feet of the proposed TIF with notice of availability of interested parties' registry;

Notice of public hearing was published in the *Northwest Herald* on Thursday, August 21, and again on Thursday, August 28;

Legal notices of public hearing were mailed on or before August 22 by certified mail to all taxpayers of record within the proposed TIF and to all registered interested parties, by regular mail to all residential addresses.

Report of Joint Review Board (Summary of JRB Meetings)

Mr. Farnum stated the Joint Review Board meeting was held August 6 and then continued to August 13. At the latter date, the Joint Review Board unanimously recommended approval of the TIF Plan. These meetings included all taxing bodies were part of the Review Board.

TIF Overview and Summary of TIF Plan

Special Consultant Rychlicki presented the overview to those present. He covered the background of the plan, the factors involved, and the elements. The entire plan is contained in the official file at the Community Development Department at Ganek Municipal Center.

In the context of planning for the Downtown Redevelopment Project Area, the village has initiated actions related to the study of the Redevelopment Project Area (the "RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District. The RPA is generally bounded on the south by Jayne and Willow Streets, on the east by the Fox River and South River Road, on the north by Arrowhead Drive and Cary Algonquin Road, and on the west by the village boundaries. The RPA consists of approximately four hundred fifty-eight (458) tax parcels consisting of two hundred forty-three (243) structures. The village

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

Public Comments and Discussion

There were several comments from the audience which follow:

Tony Bellino, 214 Washington, spoke in favor of the TIF. He thanked the village for improvements to downtown but said the village needs some help in revitalization and a TIF would be the answer.

Ms. Walters, 308 North Main, asked why the village is not doing anything in regards to electric lines and other utilities north of Algonquin Road on Main Street. Mr. Farnum replied that the proposed district is planned to extend to the cemetery which would put North Main available for future improvements.

Shari Himes, 703 La Fox River Drive, voiced complaint about not enough noise abatement east of Route 31 on Algonquin Road and wants the village to do the “right thing.”

Mr. Biernat, 1220 Armstrong, said he is worried that funds from the TIF would not go to properties in need. He complained he can't advertise his business due to restriction of signage. He was told public/private partnership can decide what TIF improvements can be applied to a specific project. The TIF is in existence for 23 years and the village board decides what is to be improved within the district.

Mat Perrone, 210 South Main, said the TIF depends on the value of increase of property and he does not see a favorable economic growth pattern for at least four years. Response from staff was it will take about seven years if the economy improves and property values rise.

Valerie Wood-Hellyer, 7 South Main, is very much in favor of a TIF District and welcomes revitalization.

Sara Murray, Algonquin Area Public Library District, 2600 Harnish Drive, just wanted to voice support on behalf of the Library District.

Sherry Brewer, 314 Washington Street, said she does not see a downside to this plan and supports it fully.

Chris Stanton, 40W608 Atchinson Drive, Hampshire, representing School District 300, thanked the village for all the meetings held and dialog between the taxing bodies. The school district is very willing to work with Algonquin to make the TIF successful.

Mary Stratejcruc, Algonquin resident, had mixed feelings saying if she were a business owner this plan sounds great, but residential owners may not benefit from it as tax assessments rise.

Randy Errington, 647 Philip Drive, Bartlett, representing Algonquin Main Partners, stated he was an attorney and in real estate being involved with property that was known as the Billiard Parlor and others. He looks at this TIF as an opportunity for vital development and greatly supports the district. He thinks that the key to downtown is getting entertainment-style businesses to locate and draw folks to the area. More parking is desperately needed.

There were other comments from people who did not sign in but are listed here:

A business man on Main Street requested diagonal parking be considered in future planning.

Concerns were brought forward about certain improvements being made without residents being consulted and that Randall Road is getting all the attention. Mr. Farnum stated that all TIF plans for future improvements in the downtown area are currently listed on the village website, and staff is available to answer residents' questions as they arise. The TIF District is being created to build up and improve the downtown area.

A gentleman was concerned about excess evaluation of property in the TIF District and possible taking of property through eminent domain. Mr. Rychlicki responded that the county assessor makes determinations on all property values in or out of the TIF District and that location is a factor in evaluations, as are the characteristics of the particular buildings. What must be stated is the fact that the Village Board does not want to use eminent domain to acquire properties and is very restricted by law as to what they could do in that regard.

A question of rezoning in a TIF District was asked and what effect it could have. Mr. Farnum replied that there is a standard rezoning process that any property owner would have to conform to no matter where the property is located. Standard procedures would apply. He would be glad to sit down and discuss the process with this gentleman in a meeting.

A lady asked if speed limits could be reduced on Main Street. Mr. Smith said that once Main Street is officially under the Village of Algonquin's control, changes can be made.

Adjournment

When all comments were completed and there was no further business on the agenda, Chairman Smith adjourned the hearing at 8:37 p.m.

Submitted: _____
Jerry Kautz, Village Clerk