

Under developed or Undeveloped Properties In Long Grove Planned To Be Commercial

2014 - Projections Based Upon BDI Analysis	
	Projected Sales Tax
	\$1,005,000

	Acres	Sales Tax	Sales Tax Per Acre
Sunset Grove	16	240,000	\$15,000.00
Menards	26.8	725,000	\$27,042.15
Deer Park Town Center	70.3	1,430,000	\$20,329.83
			\$20,790.66 Avg.
Sale Tax Per Acre Used For Projections =			\$22,500

IL Route 83 & Lake Cook Road

NE Corner		Assumed %		Year
Menards Outl	Built	Unbuilt	New Commerical	
	18.36	0	0 Menards, lot and detention	
006	0.36	0	0	
004	0	2.36	2.36 zoned outlot	
008	0	2.2	2.2 zoned outlot	
007	0.45	0	0	
010	0	1.48	1.48 zoned outlot	
009	0.26	0.26	0	
011	0	1.53	1.53 zoned outlot	
012	0	1.72	1.72 zoned outlot	
002	7.38	7.38	0 vacant property to east not zoned commercial	
26.81		16.93	9.29	\$100,000 2020
Geimer				
044	9.01	9.01	9.01	
042	7.17	7.17	7.17	
16.18		16.18	16.18	\$50,000 2022

Retail Sales Tax Projections Formula			
Retail Sales =	Acres X 10,000 X \$300 X 50%		
Sales Tax =	Municipal Rate + Home Rule (1.25%)		

NW Corner (Guarino - Annexation Necessary)

Southwest				
037	0	91.5	0 Unincorporated	
	0	9.5	0 Unincorporated	
0		101	0	\$500,000 2024
Northwest				
023	0	9.99	5 Zoned Residential	
022	0	42.26	0 Zoned Residential	
0		52.25	5	

Downtown/IL Route 83 (TIF)

Triangle				
006	0	4.92	4.92	
007	0	2.85	2.85	
009	0	0.86	0 Residential	
010	0	1.85	0 Residential	
020	0	1.43	0 Residential	
002	0	1.01	0 Residential	
033	0	1.67	1.67	
0		14.59	9.44	\$25,000 2018
Fairfield Bank				
	0	9.72	5	
0		9.72	5	\$0 2016
South 15				
22	0	5.35	5.35	
23	0	4.95	2	
24	0	4.72	3	
0		15.02	10.35	\$100,000 2021
Executive House				
	2	3	1.5 Zoned HR2	
2		3	1.5	\$25,000 2019

Sunset Grove
Included In Financial Projections

Archer Outlots
4 Outlots \$205,000 Each **\$80,000 2018**

Existing Downtown
Vacant Bldgs **\$100,000 2025**

NE Corner IL Route 22 & Old McHenry

Landaeu				
	0	34.43	8.6 Mixed use at corner with residential remaining	
0		34.43	8.6	\$25,000 2025

IL Route 83 (North)

005	1	1	1 Zoned residential
006	1	1	1 Zoned residential
007	1	1	1 Zoned residential
009	1	1	1 Zoned residential
010	1	1	1 Zoned residential
0		5	5