

# The Property

History: My two partners and I purchased this property in a bank auction approximately 5 years ago. (8/24/18) We removed 3 old homes and a garage along with about 80 trees to prepare the property to be re-sold to a residential developer. The property was a former marina and is currently zoned commercial for that use. The property has been offered to the Village of Algonquin as a park to provide the general public to have access to the Fox River north of the Stratton Dam under Algonquin Road. Such access would provide access to the public to the entire Fox River water system totaling about 9,000 acres, all the way to the Wisconsin border.

Recently, one of our partners passed away on July 1<sup>st</sup>. An Executor has been appointed for his estate and the property needs to be sold to settle the estate. My vision is to share this special property with local residents within a 10-mile radius.

The Property: Former Marina at 120, 207 & 299 North River Road, Algonquin, McHenry County. Property is one block north of RT. 62 Algonquin Road on North River Road on the east side of the Fox River. The property is approximately 2.7 acres, with 0.7-acres on the river and 2.0-acres east side of North River Road. The property is in the Downtown Redevelopment District and a portion of the property is in the Algonquin Historical District. The property has (17) authorized multi-user piers (34 dock slips) and (1) authorized Boat ramp by the US Army Corps of Engineers, Chicago District. The USACE has a freeze on any new multi-use piers and ramps. As a result, these piers and ramp are very valuable.