

**JOINT REVIEW BOARD MEETING  
DOWNTOWN TAX INCREMENT FINANCE DISTRICT  
WEDNESDAY, JULY 5, 2023 – 2:35 P.M.  
475 MAIN STREET, WEST CHICAGO, ILLINOIS  
COUNCIL CHAMBERS**

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of November 30, 2022 Minutes**
- 4. Review of FY 2021 Annual TIF Report**
- 5. Public Comment**
- 6. Adjournment**

# MINUTES

## JOINT REVIEW BOARD MEETING DOWNTOWN TAX INCREMENT FINANCE DISTRICT

Wednesday, November 30, 2022

### 1. Call to Order.

Michael Guttman called the meeting to order at 2:15 P.M.

### 2. Roll Call and Establishment of a Quorum.

Roll call found in attendance: Karen Apostoli of West Chicago Elementary School District 33, Dan Oberg of West Chicago School District 94, Nicole Prater of Winfield Township, Gina Radun of West Chicago Park District, Patrick Tanner of West Chicago Fire Protection District, Benjamin Weseloh of West Chicago Public Library District, Paul Hoss of DuPage County, Vince Malina of Rite-Way Automotive (Public Member), and Michael Guttman of City of West Chicago.

Others in attendance included: Tom Dabareiner and Kelley Chrise both of City of West Chicago.

### 3. Approval of October 7, 2021 Minutes.

A motion was made by the West Chicago Public Library District and seconded by the West Chicago Fire Protection District to approve the minutes from the October 7, 2021 Joint Review Board meeting. The motion was approved unanimously via voice vote.

### 4. Review of FY 2020 Annual TIF Report.

Kelley Chrise reviewed the background of the existing Downtown TIF District and gave an overview of the FY 2020 Annual TIF Report. The beginning FY 2020 TIF fund balance was \$931,225 with limited special events during the year due to the pandemic. While there were six Façade Grants awarded during 2020, only one project received reimbursement for having completed the project during the reporting period. Typical expenses included City Museum Management services as well as property taxes for properties owned by the City that were being leased. The fund balance at the end of 2020 was \$1,191,714.

Ms. Chrissie explained that there are some upcoming expenses that will be paid out in future years, which include Façade Grants, a Retail & Restaurant Grant as well as the remaining balance to fully reimburse the Public Benefit Fund for prior land acquisition.

Ms. Chrissie described the status of development inquiries and concepts that have been put on pause due to the current market conditions.

Due to the termination of this TIF District at the end of 2021, an inquiry was made as to how the previously awarded Façade Grants are being funded. Mr. Guttman explained that they have been budgeted for through the General Fund until such time as Downtown TIF #2 generates increment.

**5. Public Comment.**

None.

**6. Adjournment.**

The West Chicago Library District made a motion to adjourn, which was seconded by the Winfield Township. The motion carried unanimously via voice vote and the meeting adjourned 2:20pm.

FY 2021 ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS COMPTROLLER SUSANA A. MENDOZA

Name of Municipality: City of West Chicago Reporting Fiscal Year: 2021
County: DuPage Fiscal Year End: 12/31/2021
Unit Code: 022/115/30

FY 2021 TIF Administrator Contact Information

First Name: Kelley Last Name: Chrissy
Address: 475 Main St Title: Economic Development Coordinator
Telephone: 630-818-3331 City: West Chicago Zip: 60185
E-mail-required kchrissy@westchicago.org

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s) in the City/Village of: West Chicago 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.].
Signature: Kelley Chrissy Date: 5.10.23

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
Table with 3 columns: Name of Redevelopment Project Area, Date Designated MM/DD/YYYY, Date Terminated MM/DD/YYYY

\*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 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2021**

<b>Name of Redevelopment Project Area (below):</b>
West Chicago Downtown Redevelopment Project Area

<b>Primary Use of Redevelopment Project Area*:</b>
* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

<b>If "Combination/Mixed" List Component Types:</b>	Central Business District, Retail, Other Commercial, Residential
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<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>
Industrial Jobs Recovery Law <input type="checkbox"/>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
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)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
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)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
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)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
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)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>		X
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)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
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)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
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)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
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)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
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)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
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) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>		X
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)] <b>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).</b>		X
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)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	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))**

Provide an analysis of the special tax allocation fund.

FY 2021

**West Chicago Downtown Redevelopment  
Project Area**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 1,191,714

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	\$ 1,200,651	\$ 21,859,185	92%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 849,322	4%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
	\$ 447,224	\$ 982,689	4%

All Amount Deposited in Special Tax Allocation Fund \$ 1,647,875

Cumulative Total Revenues/Cash Receipts \$ 23,691,196 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 726,839

Transfers to Municipal Sources \$ 1,220,000

Distribution of Surplus

Total Expenditures/Disbursements \$ 1,946,839

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (298,964)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 892,750

\* 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 2021

TIF NAME:

West Chicago Downtown Redevelopment Project Area

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
(by category of permissible redevelopment project costs )

PAGE 1

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.</b>		
Operational Salaries	48,930	
Legal Fees	7,270	
Grounds Maintenance	14,680	
Other Contractural Services	81,635	
		\$ 152,515
<b>2. Annual administrative cost.</b>		
Administrative Salaries	179,306	
Administrative Salaries - Overtime	5,024	
FICA and Medicare	17,387	
Health and Pension Benefits	94,329	
Telephone and Alarms	16,895	
		\$ 312,941
<b>3. Cost of marketing sites.</b>		
Special Events	48,883	
Postage	350	
		\$ 49,233
<b>4. Property assembly cost and site preparation costs.</b>		
Land	56,288	
		\$ 56,288
<b>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.</b>		
Façade Improvement Grant Program	19,133	
		\$ 19,133
<b>6. Costs of the construction of public works or improvements.</b>		
Building Grounds Improvement	41,310	
Streetscape Improvements	8,927	
		\$ 50,237





**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.		
Payment to Taxing Bodies	86,423	
		\$ 86,423
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 726,839</b>



**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)**

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

FY 2021

TIF NAME:

West Chicago Downtown Redevelopment

FUND BALANCE BY SOURCE

\$ 892,750

Amount of Original Issuance	Amount Designated
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**1. Description of Debt Obligations**



Total Amount Designated for Obligations

\$	-	\$	-
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**2. Description of Project Costs to be Paid**

Façade Grants Awarded but Not Yet Reimbursed		\$ 23,667
Retail & Restaurant Grant Awarded but Not Yet Reimbursed		\$ 10,000
Central-Main St Redevelopment Plan Implementation		\$ 100,000
Future Projects, e.g. stormwater		\$ 2,000,000

Total Amount Designated for Project Costs

\$ 2,133,667

**TOTAL AMOUNT DESIGNATED**

\$ 2,133,667

**SURPLUS/(DEFICIT)**

\$ (1,240,917)

**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2021**

**TIF NAME:**

**West Chicago Downtown Redevelopment Project Area**

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

**X**

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

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:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

## SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2021

TIF Name:

West Chicago Downtown Redevelopment Project Area

Page 1 is to 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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	9

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)	\$ 20,260,087	\$ 25,000	\$ 17,800,000
Public Investment Undertaken	\$ 17,813,941	\$ 723,667	\$ 3,030,000
Ratio of Private/Public Investment	1 7/51		5 7/8

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Façade Program**

Private Investment Undertaken (See Instructions)	\$ 1,095,653	\$ 25,000	\$ 300,000
Public Investment Undertaken	\$ 839,410	\$ 23,667	\$ 30,000
Ratio of Private/Public Investment	1 29/95		10

**Project 2\*: Metra Connection for Parking Lot**

Private Investment Undertaken (See Instructions)	\$ 1,052,000		
Public Investment Undertaken	\$ 278,000		
Ratio of Private/Public Investment	3 40/51		0

**Project 3\*: East Main Street Redevelopment Project Phase I**

Private Investment Undertaken (See Instructions)	\$ 7,314,742		
Public Investment Undertaken	\$ 150,000		
Ratio of Private/Public Investment	48 13/17		0

**Project 4\*: Clayton Street Redevelopment**

Private Investment Undertaken (See Instructions)	\$ 497,692		
Public Investment Undertaken	\$ 150,000		
Ratio of Private/Public Investment	3 7/22		0

**Project 5\*: Stairway Construction**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 250,000		
Ratio of Private/Public Investment	0		0

**Project 6\*: East Main Street Redevelopment Project Phase II**

Private Investment Undertaken (See Instructions)	\$ 10,000,000		
Public Investment Undertaken	\$ 1,500,000		
Ratio of Private/Public Investment	6 2/3		0

**Project 7\*: Redevelopment of SW Corner of Route 59/Main Street**

Private Investment Undertaken (See Instructions)	\$	300,000		
Public Investment Undertaken	\$	200,000		
Ratio of Private/Public Investment		1 1/2		0

**Project 8\*: West Washington Street Redevelopment Project Phase I**

Private Investment Undertaken (See Instructions)				\$	7,500,000	
Public Investment Undertaken	\$	10,834,969	\$	600,000	\$	2,000,000
Ratio of Private/Public Investment		0			3 3/4	

**Project 9\*: Central Main Street Redevelopment Plan**

Private Investment Undertaken (See Instructions)				\$	10,000,000	
Public Investment Undertaken	\$	3,611,562	\$	100,000	\$	1,000,000
Ratio of Private/Public Investment		0			10	

**Project 10\*:**

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

**Project 11\*:**

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

**Project 12\*:**

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

**Project 13\*:**

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

**Project 14\*:**

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

**Project 15\*:**

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. **\*even though optional MUST be included as part of the complete TIF report**

**SECTION 6  
FY 2021**

**TIF NAME:** West Chicago Downtown Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area  
**Year redevelopment project area was designated**

	<b>Base EAV</b>	<b>Reporting Fiscal Year EAV</b>
1990	\$ 8,708,160	

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

Check if the overlapping taxing districts did not receive a surplus.

<b>Overlapping Taxing District</b>	<b>Surplus Distributed from redevelopment project area to overlapping districts</b>
DuPage County	\$ -
Forest Preserve District of DuPage County	\$ -
DuPage Airport Authority	\$ -
Winfield Township	\$ -
Winfield Township Road	\$ -
West Chicago Park District	\$ -
West Chicago Fire Protection District	\$ -
West Chicago Mosquito District	\$ -
West Chicago Library District	\$ -
Grade School District #33	\$ -
High School District #94	\$ -
Junior College District #502	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

<b>Number of Jobs Retained</b>	<b>Number of Jobs Created</b>	<b>Description and Type (Temporary or Permanent) of Jobs</b>	<b>Total Salaries Paid</b>
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

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

Generally bounded on the north by Washington St between Easton Ave & Aurora St; on the south by the Chicago & NW Railroad approx between Neltor Blvd & Aurora St extended; on the east by Easton Ave

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	X
Map of District	X

CITY OF  
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Attachment B

May 10, 2023

Rosanna Barbaro-Flores, Director  
Office of the State Comptroller  
Local Government Division  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, IL 60601-3252

**Subject: Annual TIF Filing – Downtown TIF District**

Dear Ms. Barbaro-Flores,

On behalf of the City of West Chicago, I hereby certify that our community has complied with all the requirements of the *Tax Increment Allocation Redevelopment Act*, during the fiscal year 2021, for the Downtown TIF District. Enclosed herewith are all of the required documentation your office has requested to verify our compliance with the terms of the Act.

Please contact our Economic Development Coordinator, Kelley Chrisse at 630-818-3331 if you have any questions or require additional information to evaluate our submittal. Thank you.

Sincerely,



Ruben Pineda  
Mayor

pc: Michael Guttman  
Tom Dabareiner  
Kelley Chrisse





# BOND, DICKSON & CONWAY

400 S. Knoll Street, Unit C, Wheaton, Illinois 60187 P 630.681.1000 F 630.681.1020

## ATTACHMENT C

May 15, 2023

### VIA E-MAIL TRANSMISSION

Mr. Michael L. Guttman  
City Administrator  
City of West Chicago  
475 Main Street  
West Chicago, IL 60185

Re: Downtown Redevelopment Project Area  
Annual T.I.F. Report – 2021  
Our File No.

Dear Mr. Guttman:

You have requested a legal opinion as to whether the actions the City has undertaken in connection with the Downtown redevelopment project area for the above referenced project are in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*); (hereinafter referred to as the “Act”).

In connection with your request, I have reviewed the Ordinances passed by the Corporate Authorities of the City approving the Redevelopment Project Area, approving a Redevelopment Plan and adopting Tax Increment Financing Allocations. I have also reviewed the representations and certifications by the City and the documentation provided by the City in the Annual Tax Increment Finance Report.

Based on my review of the foregoing documents and representations, it is my opinion that the City of West Chicago has satisfied, and is in compliance with, the requirements and provisions of the Act during the 2021 Fiscal Year. This opinion is made pursuant to the Act [65 ILCS 5/11-74.4-4-5(d)(4) and 5/11 74.6-22(d)(7)].

Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

BOND, DICKSON & CONWAY

*Patrick K. Bond*

Patrick K. Bond

Downtown Redevelopment Project Area  
Description of Activities  
2021

During the 2021 fiscal year, which runs from January 1, 2021 through December 31, 2021, the City of West Chicago undertook and continued several projects using monies from the Special Tax Allocation Fund. All funds used for these projects have been done to further the objectives of the TIF Redevelopment Plan. The projects are as follows:

- (1) Special Events: Funds have been used to support multiple special events within the TIF District, as a means to support the businesses within the downtown as well as to bring more residents and non-residents to the area. Again, the objective of creating an environment to enhance investment by the private sector is accomplished through these events.
- (2) Facade Program: The City sponsors a voluntary grant program whereby property owners within the TIF District can receive matching funds up to \$10,000 to improve the facades of their buildings, primarily within the downtown historic district, or up to \$30,000 so long as an applicant does not re-apply for funds over a three-year period. This program has generated over \$1,300,000 of private investment in the area since its inception. This program addresses many of the goals and objectives as stated in the Redevelopment Plan including the following: create an environment that will encourage rehabilitation of existing structures; emphasizing features, which will help distinguish the area from other parts of the City; and encouraging a high quality appearance of all buildings.
- (3) Landscape Maintenance and Downtown Beautification: The City has undertaken more-than-routine landscape maintenance activities within the Redevelopment Project Area to enhance the look and feel of the downtown area. These activities have ranged from enhancing the planting areas to more frequent mowing of the grass. The objectives accomplished through this program include encouraging a high quality appearance of all grounds, public rights-of-way and open spaces, as well as emphasize features, which will help distinguish the area from other parts of the City (maintaining a clean mall-like appearance rather than a strip mall shopping district). The stairwells were reconstructed in 2013 and enhanced landscaping was installed in both areas.
- (4) Central Main Street Redevelopment Project - The City now owns a number of properties in this redevelopment area using money from the Public Benefit Fund and this TIF Fund. As this Fund has grown, the City has used the money to pay back the Public Benefit Fund, which financed nearly \$2 million in property acquisitions. This year marks the final repayment to the Public Benefit Fund. The City has been leasing the suitable residential properties until a developer is ready to redevelop the area. With the City being in negotiation with a developer, the leases are planned to be terminated in the upcoming fiscal year.

- (5) West Washington Street Redevelopment Project - The City has acquired all of the land in this Redevelopment Area, and work continues on a site plan, which at this time includes a new City Hall, public space, as well as new commercial development fronting Washington Street and Fremont Street. Remediation of historic environmental contaminants has been completed and the City anticipates engaging the development community once a conceptual site plan for the area is complete.
- (6) The City contracted with an architect to design the renovation of 200 Main Street for use as an art gallery, artist's studios and associated ADA improvements. The construction work to complete the renovation is to be budgeted and performed in a subsequent fiscal year.

**Notes to the Financial Statements  
December 31, 2021**

**NOTE 3 – DETAIL NOTES ON ALL FUNDS – Continued**

**FUND BALANCE CLASSIFICATIONS – Continued**

*Unassigned Fund Balance.* Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

*Minimum Fund Balance Policy.* The City’s budget policy states that General Fund should maintain a minimum fund balance equal to 25% of current budget projected revenue, with a target goal to increase the amount to 35%.

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

	Special Revenue			Capital Projects	Nonmajor	Totals
	General	Public Benefit	TIF Special Tax Allocation #1	Capital Improvement		
Fund Balances						
Nonspendable						
Prepays/Inventories	\$ 110,793	\$ -	\$ -	\$ 956	\$ -	\$ 111,749
Restricted						
Motor Fuel Tax	1,798,059	-	-	-	3,400,000	5,198,059
Public Safety	1,147,083	-	-	-	-	1,147,083
Property Taxes						
TIF	-	-	892,750	-	222,698	1,115,448
Public Benefit Projects	-	1,046,791	-	-	-	1,046,791
	<u>2,945,142</u>	<u>1,046,791</u>	<u>892,750</u>	<u>-</u>	<u>3,622,698</u>	<u>8,507,381</u>
Assigned						
Capital Projects	-	-	-	6,800,121	2,123,715	8,923,836
Unassigned	19,250,267	-	-	-	-	19,250,267
Total Fund Balances	<u>\$ 22,306,202</u>	<u>\$ 1,046,791</u>	<u>\$ 892,750</u>	<u>\$ 6,801,077</u>	<u>\$ 5,746,413</u>	<u>\$ 36,793,233</u>

**CITY OF WEST CHICAGO, ILLINOIS**

**TIF Special Tax Allocation #1 - Special Revenue Fund**

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended December 31, 2021**

	Budget		Actual
	Original	Final	
Revenues			
Taxes			
Property Taxes	\$ 1,000,000	\$ 1,000,000	\$ 1,200,651
Interest Income	500	500	-
Miscellaneous	5,300	5,300	447,224
Total Revenues	<u>1,005,800</u>	<u>1,005,800</u>	<u>1,647,875</u>
Expenditures			
General Government	1,019,400	1,019,400	726,770
Debt Service			
Interest and Fiscal Charges	500	500	69
Total Expenditures	<u>1,019,900</u>	<u>1,019,900</u>	<u>726,839</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(14,100)	(14,100)	921,036
Other Financing Sources			
Transfers Out	-	(1,220,000)	(1,220,000)
Net Change in Fund Balance	<u>(14,100)</u>	<u>(1,234,100)</u>	(298,964)
Fund Balance - Beginning			<u>1,191,714</u>
Fund Balance - Ending			<u>\$ 892,750</u>

**CITY OF WEST CHICAGO, ILLINOIS**

**TIF Special Tax Allocation #1 - Special Revenue Fund**

**Schedule of Expenditures - Budget and Actual  
For the Fiscal Year Ended December 31, 2021**

	Budget		Actual
	Original	Final	
General Government			
Personal Services			
Administrative Salaries	\$ 198,700	\$ 198,700	\$ 179,306
Operational Salaries	50,000	50,000	48,930
Administrative Salaries - Overtime	5,300	5,300	5,024
FICA and Medicare	19,500	19,500	17,387
Health/Dental/Life Insurance	65,000	65,000	68,960
IMRF	31,600	31,600	25,369
Contractual Services			
Legal Fees	3,000	3,000	7,270
Memberships/Dues/Subscriptions	500	500	-
Legal Notices	1,000	1,000	-
Telephone and Alarms	14,000	14,000	16,895
Grounds Maintenance	16,000	16,000	14,680
Other Contractual Services	44,100	44,100	81,635
Payment to Taxing Bodies	110,000	110,000	86,423
Commodities			
Postage	200	200	350
Special Events	40,000	40,000	48,883
Capital Outlay			
Building Grounds Improvement	250,000	250,000	41,310
Land	55,000	55,000	56,288
Façade Improvement	90,000	90,000	19,133
Streetscape Programs	5,000	5,000	8,927
Retail Grant Programs	20,000	20,000	-
Prospect Development			
Prospect Development	500	500	-
	1,019,400	1,019,400	726,770
Debt Service			
Interest and Fiscal Charges	500	500	69
Total Expenditures	\$ 1,019,900	\$ 1,019,900	\$ 726,839



Attachment L

**REPORT OF INDEPENDENT ACCOUNTANTS**

April 13, 2023

The Honorable City Mayor  
Members of the City Council  
City of West Chicago, Illinois

We have examined management's assertion included in its representation report that the City of West Chicago, Illinois, with respect to the City of West Chicago Downtown Redevelopment Project Area Tax Incremental Financing District, complied with the requirements 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 December 31, 2021. As discussed in that representation report, management is responsible for the City of West Chicago, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City of West Chicago, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City of West Chicago, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the City of West Chicago, Illinois complied with the aforementioned requirements during the year ended December 31, 2021 is fairly stated in all material respects.

This report is intended solely for the information and use of the Mayor, City Council, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

## LEGAL DESCRIPTION OF THE DOWNTOWN REDEVELOPMENT PROJECT AREA

The legal description of the Redevelopment Project Area is described as follows:

The southwest quarter of Section 3, the southeast quarter of Section 4, the northeast quarter of Section 9 and part of the north half of Section 10, all in Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois, described as follows: Beginning at the point of intersection of the northerly right-of-way line of Washington Street and the easterly right-of-way line of Arbor Avenue being also the southwesterly corner of Lot 7 in McConnell's Town of Turner Addition; thence northwesterly along said easterly right-of-way line of Arbor Avenue and said line extended to a point of intersection with the northerly right-of-way line of McConnell Avenue; thence westerly along said northerly right-of-way line of McConnell Avenue extended across Arbor Avenue and along said northerly right-of-way line to a point of intersection with the easterly right-of-way line of Fremont Street; thence northwesterly along said easterly right-of-way line of Fremont Street to a point of intersection with the southerly right-of-way line of York Avenue; thence westerly along said southerly right-of-way line of York Avenue extended across Fremont Street to a property corner being 132 feet, more or less, from the westerly right-of-way line of Fremont Street as measured along said south right-of-way line of York Avenue; thence southeasterly along a property line being parallel with said westerly right-of-way of Fremont Street, a distance of 165 feet, more or less, to a property corner; thence westerly along a property line being parallel with said southerly right-of-way line of York Avenue to the southeasterly corner of J. T. Hosford's Third Addition to Turner; thence continuing westerly along the south line of said J. T. Hosford's Third Addition to a point on a northeasterly line of Lot 1 of Jacobson's Assessment Plat; thence northwesterly along said northeasterly line of Lot 1 of Jacobson's Assessment Plat being also a southwesterly line of Lot 4 in said J. T. Hosford's Third Addition and along said line extended to a point on the northeasterly right-of-way line of the Union Pacific Railway; thence southwesterly along a line across said Union Pacific Railway right-of-way a distance of approximately 100 feet to a point where the southwesterly line of the right-of-way of the Union Pacific Railway intersects with the easterly line of the right-of-way of the Canadian National Railroad; thence southerly along said easterly right-of-way line of the Canadian National Railroad on various courses and distances to a point on a northerly right-of-way line of the Union Pacific Railway said point also being the point of intersection of the westerly right-of-way line of north Aurora Street with said northerly right-of-way line of the Union Pacific Railway; thence westerly along said north line of the Union Pacific Railway right-of-way a distance of 100 feet; thence southerly along a line across said Union Pacific Railway right-of-way and across Washington Street to the point of intersection of the southerly right-of-way line of said Washington Street and the easterly right-of-way line of South Aurora Street; thence southerly and southeasterly along said easterly right-of-way line of South Aurora Street and along said line extended across the right-of-way of the Burlington Northern Railroad to a point on the southerly right-of-way line of said railroad; thence northeasterly, easterly and southeasterly on various courses and distances along said southerly right-of-way line of the Burlington Northern Railroad and along the southeasterly right-of-way line of the Union Pacific Railway to a point being the northeasterly corner of Lot "B" in College Hill Estates; thence southerly along the easterly line of said Lot "B" in College Hill Estates and said easterly line extended across Geneva Street to a point on the southerly right-of-way line of said Geneva Street; thence easterly, southerly and southeasterly on various courses and distances along said southerly right-of-way line of Geneva Street to a point of intersection with the westerly right-of-way line of Parker Avenue; thence southeasterly along a line to a point on the easterly right-of-way line of said Parker Avenue being a point on the west line of Lot 1 in Parker's Addition to West Chicago a distance of 25 feet northerly of the southwest corner of said Lot 1; thence southeasterly along a line to a point on the south line of said Lot 1 in Parker's Addition, a distance of 60 feet easterly from the southwest corner of said Lot 1; thence easterly along said south line of Lot 1 in Parker's Addition to the southeast corner of said Lot 1, being also the northeast corner of Lot 2 in said Parker's Addition; thence southerly along the east line of said Lot 2 in Parker's Addition to a point a distance of 50 feet northerly from the southeast corner of said Lot 2; thence southeasterly along a line to a point on the easterly extension of the south line of said Lot 2 in Parker's Addition, a distance of 145.44 feet easterly from the southwest corner of said Lot 2; thence southeasterly along a line to a point on the easterly extension of the south line of Lot 3 in said Parker's Addition, a distance of 161.87 feet easterly from the southwest corner of said Lot 3; thence southwesterly along a line described as ending at a point on the easterly extension of the south line of Lot 9 of said Parker's Addition, a distance of 125.5 feet from the southwest corner of said Lot 9, to a point on said line being 224.96 feet north of its southern terminus as measured on said line; thence southwesterly a distance of 68.02 feet, more or less, along a line to the northeast corner of Lot 7 in said Parker's Addition; thence southwesterly along a line to a point on the south line of said Lot 7 in Parker's Addition being 103.16 feet easterly of the southwest corner of said Lot 7; thence southwesterly along a line to a point on the south line of Lot 9 in said Parker's Addition being 87.08 feet easterly of the southwest corner of said Lot 9 being also a point on the northerly right-of-way line of Spencer Street; the previous seven courses and distances are the westerly right-of-way line of Wilson Avenue as presently dedicated; thence westerly along said northerly right-of-way line of Spencer Street and



said northerly line extended westerly across Parker Avenue to a point of intersection of said northerly right-of-way line with the easterly line of Block 1 of Barber's Addition to the Town of Turner extended northerly; thence southerly along said easterly line of Block 1 of Barber's Addition extended northerly and along said easterly line to a point on the northerly right-of-way line Conde Street; thence easterly along said northerly right-of-way line of Conde Street extended across Wilson Avenue, Clayton Street and the former Sycamore Avenue to a point on the easterly right-of-way of said former Sycamore Avenue; thence northerly along said easterly right-of-way line of the former Sycamore Avenue to a point of intersection with the northerly right-of-way line of Spencer Street; thence westerly along said northerly right-of-way line of Spencer Street, a distance of 162.50 feet to the most westerly corner of Lot 1 George R. Knott's Addition to West Chicago; thence northeasterly along the westerly line of said George R. Knott's Addition, a distance of 301.6 feet to a northwesterly corner of said Lot 1 in George R. Knott's Addition; thence easterly along the northerly line of said Lot 1 in George R. Knott's Addition, a distance of 156 feet, more or less, to a corner of the Union Pacific Railway property; thence northeasterly along an easterly line of said Union Pacific Railway property, a distance of 50 feet, more or less, to a point on the southwesterly right-of-way line of said Union Pacific Railway; thence southeasterly along said southwesterly right-of-way line of the Union Pacific Railway on various courses and distances to a point of intersection with the easterly right-of-way line of Illinois State Highway Route 59 (Neltnor Boulevard); thence northerly to the point of intersection of the northeasterly right-of-way line of the Union Pacific Railway with the easterly right-of-way line of said Illinois Route 59; thence northerly and northwesterly along said east right-of-way line of Illinois Route 59 to the point of intersection with the southerly right-of-way line of Hillview Avenue; thence easterly along said southerly right-of-way line of Hillview Avenue to a point of intersection with the easterly right-of-way line of Easton Avenue extended southerly; thence northerly along said easterly right-of-way line of Easton Avenue and said easterly line extended across Hillview Avenue, Main Street and Washington Street to a point on the northerly right-of-way line of said Washington Street; thence westerly along said northerly right-of-way line of Washington Street and said northerly line extended across Illinois Route 59 to the point of intersection with the easterly right-of-way line of Oak Street; thence southwesterly along a line across said Washington Street to the northwesterly corner of Prudential Realty Company's Resubdivision of the Anthony Property; thence southerly along the westerly line of said Prudential Realty Company's Resubdivision of the Anthony Property a distance of 601.02 feet (605.22 feet recorded) to the southwesterly corner of said Resubdivision of the Anthony Property being also a point on the northerly line of Lot 1 of the West Chicago Historical Society Consolidation Plat; thence westerly along said northerly line of Lot 1 of the West Chicago Historical Society Consolidation Plat to the northwesterly corner of said Lot 1; thence southerly along the westerly line of said Lot 1 of the West Chicago Historical Society Consolidation Plat to the southwesterly corner of said Lot 1 being also a point on the northerly right-of-way line of Colford Avenue; thence westerly along said northerly right-of-way line of Colford Avenue to a point of intersection with the easterly line of Lot 14 in Pleasant Hill Addition to West Chicago extended northerly; thence southerly along said easterly line of Lot 14 in Pleasant Hill and said line extended to the southeasterly corner of said Lot 14; thence westerly along the southerly line of said Pleasant Hill Addition to a point on the east line of the west 232 feet of the east 985.38 feet of the northeast quarter of the northwest quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian; thence southerly along said east line of the west 232 feet of the east 985.38 feet of the northeast quarter of the northwest of said Section 10, a distance of 16.5 feet to a point on the north line of the south 231 feet of said west 232 feet; thence westerly along said north line of the south 231 feet, a distance of 232 feet to a point on the west line of said east 985.38 feet of the northeast quarter of the northwest quarter of said Section 10; thence northerly along said west line of the east 985.38 feet, a distance of 16.5 feet to a point on the south line of Colford Subdivision; thence westerly along said south line of Colford Subdivision to a point on the east line of the west 219.78 feet of the northeast quarter of the northwest quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian; thence southerly along said east line of the west 219.78 feet of the northeast quarter of the northwest quarter of said Section 10, a distance of 34.5 feet to a point on the north line of the south 213 feet of said west 219.78 feet; thence westerly along said north line of the south 213 feet, a distance of 219.78 feet to a point on the west line of the northeast quarter of the northwest quarter of said Section 10; thence northerly along said west line of the northeast quarter of the northwest quarter of said Section 10, a distance of 134.9 feet to a point of intersection with the south right-of-way line of Colford Avenue; thence easterly along said south right-of-way line of Colford Avenue to a point of intersection with the easterly right-of-way line of Oakwood Avenue extended southerly; thence northerly along said easterly right-of-way line of Oakwood Avenue and said easterly line extended across Colford Avenue to a point directly east of the most easterly corner of Lot 5 in Block 6 of the Original Town of Turner; thence west along a line across Oakwood Avenue to said most easterly corner of Lot 5 in Block 6 in the Original Town of Turner being also a point on the northwesterly right-of-way line of Chicago Street; thence southwesterly along said northwesterly right-of-way line of Chicago Street extended across Fulton Street to a point of intersection with the northeasterly right-of-way line of High Street; thence northwesterly along said northeasterly right-of-way line of High Street extended across Center Street to a point of intersection with the southeasterly right-of-way line

of Galena Street; thence northeasterly along said southeasterly right-of-way line of Galena Street, a distance of 317.1 feet to a northerly corner of Lot 10 in Block 4 of the Original Town of Turner; thence northwesterly across Washington Street along a line at right angles to the last described course to a point on the northerly right-of-way line of said Washington Street; thence westerly along said north right-of-way line of Washington Street to the place of beginning; all in the City of West Chicago, DuPage County, Illinois.



# Downtown Redevelopment Project Area



Date: 9/10/2013  
Map Name: DOWNTOWN  
REDEVELOPMENT\_AREA\_MapA\_final

