

**JOINT REVIEW BOARD MEETING
OLIVER SQUARE TAX INCREMENT FINANCE DISTRICT
MONDAY, SEPTEMBER 16, 2024 – 10:32 A.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS
COUNCIL CHAMBERS**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of September 14, 2023 Minutes**
- 4. Review of FY 2023 Annual TIF Report**
- 5. Public Comment**
- 6. Adjournment**

MINUTES

JOINT REVIEW BOARD MEETING OLIVER SQUARE TAX INCREMENT FINANCE DISTRICT

Thursday, September 14, 2023
West Chicago City Hall, Council Chambers

1. Call to Order.

Michael Guttman called the meeting to order at 2:11pm.

2. Roll Call and Establishment of a Quorum.

Roll call found in attendance: Dan Oberg of West Chicago School District 94, Gina Radun of West Chicago Park District, Patrick Tanner of West Chicago Fire Protection District, Benjamin Weseloh of West Chicago Public Library District, Randy Ramey of Wayne Township, and Michael Guttman of City of West Chicago.

Others in attendance included: Nicole Prater of Winfield Township, Vince Malina of Rite-Way Automotive, Tim Reinbold of Warrenville Park District, and Tom Dabareiner and Kelley Chrissie both of City of West Chicago.

3. Approval of July 5, 2023 Minutes.

A motion was made by the West Chicago Public Library District and seconded by West Chicago Fire Protection District to approve the minutes from the July 5, 2023 Joint Review Board meeting. The motion was approved unanimously via voice vote.

4. Review of FY 2022 Annual TIF Report.

Kelley Chrissie noted the reporting year EAV has now exceeded the base EAV due to continued increases over the past few years. Ms. Chrissie provided an overview of the FY 2022 Annual TIF Report. The beginning FY 2022 TIF fund balance was \$164,109 and without any activities or expenses, the year end fund balance was \$185,354.

Ms. Chrissie explained the status of the Mosaic Crossing Shopping Center property as being under contract but the proposed buyer has not yet made contact. The adjacent Old Time Pottery property is also listed for sale but the opportunity for both properties to be acquired by an investor is hindered with the contract on Mosaic's property.

Joint Review Board Meeting Minutes
September 14, 2023

Ms. Chrissy provided an update on the status of the development of the former bank building along Neltner for a future Tropical Smoothie Café. The franchisee has indicated that he has his full attention on opening up this location and discussions with the City have resumed.

5. Public Comment.

None.

6. Adjournment.

Wayne Township made a motion to adjourn, which was seconded by the West Chicago Library District. The motion carried unanimously via voice vote and the meeting adjourned 2:15pm.

DRAFT

FY 2023
ANNUAL TAX INCREMENT FINANCE
REPORT



SUSANA A. MENDOZA
 ILLINOIS STATE COMPTROLLER

Name of Municipality: City of West Chicago Reporting Fiscal Year: 2023
 County: DuPage Fiscal Year End: 12/31/2023
 Unit Code: 022/115/30

FY 2023 TIF Administrator Contact Information-Required

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

I attest to the best of my knowledge, that this FY 2023 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.].

Kelley Chrisse 8.6.24
 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		
Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
West Chicago Downtown Redevelopment Project Area	5/21/1990	12/31/2021
* West Chicago Oliver Square Redevelopment Project Area	8/2/2004	
West Chicago Roosevelt Road/Fabyan Parkway RPA	12/4/2017	
West Chicago Downtown TIF District No. 2 RPA	3/7/2022	

*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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

Primary Use of Redevelopment Project Area*: Commercial	
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>	
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
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
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)] If yes, please enclose the amendment (labeled Attachment A). 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)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	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)] Please enclose the CEO Certification (labeled Attachment 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)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		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)] If yes, please enclose the Activities Statement (labeled Attachment D).	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)] If yes, please enclose the Agreement(s) (labeled Attachment E).	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)] If yes, please enclose the Additional Information (labeled Attachment F).	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)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	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)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	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)] 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).	X	
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)] 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 <u>MUST</u> be attached (labeled Attachment J).	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) If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).		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)] 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).		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)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	
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. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 185,354

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	\$ 69,570	\$ 609,614	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest		\$ 8,870	1%
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 \$ 69,570

Cumulative Total Revenues/Cash Receipts \$ 618,484 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ -

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements \$ -

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 69,570

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD* \$ 254,924

* 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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

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.		
		\$ -

**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		\$ -

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

FY 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

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

FUND BALANCE BY SOURCE	\$ 254,924
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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
Future Incentives		\$ 275,000
Total Amount Designated for Project Costs		\$ 275,000

TOTAL AMOUNT DESIGNATED	\$ 275,000
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SURPLUS/(DEFICIT)	\$ (20,076)
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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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

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.

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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

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:	3
2b. The total number of NEW projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	0

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)	\$ 651,246	\$ -	\$ -
Public Investment Undertaken	\$ 270,480	\$ -	\$ -
Ratio of Private/Public Investment	2 11/27		0

Project 1 Name: Oliver Square Anchor Tenants

Private Investment Undertaken (See Instructions)	\$ 300,000		
Public Investment Undertaken	\$ 72,418		
Ratio of Private/Public Investment	4 1/7		0

Project 2 Name: Upgraded Shopping Center Signage

Private Investment Undertaken (See Instructions)	\$ 200,000		
Public Investment Undertaken	\$ 140,000		
Ratio of Private/Public Investment	1 3/7		0

Project 3 Name: Site Improvements

Private Investment Undertaken (See Instructions)	\$ 151,246		
Public Investment Undertaken	\$ 58,062		
Ratio of Private/Public Investment	2 49/81		0

Project 4 Name:

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

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
 SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square 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
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

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 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square Redevelopment Project Area

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

The Oliver Square Redevelopment Project Area is generally located at the northeast corner of IL Route 59 and IL Route 64, east to the Illinois Prairie Path.

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

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2023

Name of Redevelopment Project Area:

West Chicago Oliver Square 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 of Designation	Base EAV	Reporting Fiscal Year EAV
2004	\$ 3,652,701	\$3,835,900

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

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

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

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Attachment B

August 6, 2024

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 – Oliver Square 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 2023, for the Oliver Square 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 Chrise, at 630-818-3331 if you have any questions or require additional information to evaluate our submittal. Thank you.

Sincerely,



Ruben Pineda
Mayor

cc: Michael Guttman
Tom Dabareiner
John Sterrett
Kelley Chrise



BOND, DICKSON & CONWAY

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

Attachment C

August 7, 2024

VIA E-MAIL TRANSMISSION

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

Re: Oliver Square Redevelopment Project Area
Annual T.I.F. Report – 2023
Our File No. 01-54201

Dear Mr. Guttman:

You have requested a legal opinion as to whether the actions the City has undertaken in connection with the Oliver Square 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 2023 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.

Respectfully,

Patrick K. Bond

Bond, Dickson & Conway

Attachment K

CITY OF WEST CHICAGO, ILLINOIS
ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2023

475 Main Street
West Chicago, IL 60185
Phone: 630.293.2200
Fax: 630.293.3028
www.westchicago.org

CITY OF WEST CHICAGO, ILLINOIS

Nonmajor Governmental Funds

**Combining Balance Sheet
December 31, 2023**

	Special Revenue		Capital Projects	
	TIF Special Tax Allocation #2	TIF Special Tax Allocation #3	Capital Equipment Replacement	Totals
ASSETS				
Cash and Investments	\$ 254,924	\$ 118,186	\$ 3,740,713	\$ 4,113,823
Receivables - Net of Allowances Property Taxes	69,222	33,608	-	102,830
Total Assets	324,146	151,794	3,740,713	4,216,653
LIABILITIES				
Accounts Payable	-	-	596,783	596,783
DEFERRED INFLOWS OF RESOURCES				
Property Taxes	69,222	33,608	-	102,830
Total Liabilities and Deferred Inflows of Resources	69,222	33,608	596,783	699,613
FUND BALANCES				
Restricted	254,924	118,186	-	373,110
Assigned	-	-	3,143,930	3,143,930
Total Fund Balances	254,924	118,186	3,143,930	3,517,040
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 324,146	\$ 151,794	\$ 3,740,713	\$ 4,216,653

CITY OF WEST CHICAGO, ILLINOIS

Nonmajor Governmental Funds

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2023**

	Special Revenue		Capital Projects	Totals
	TIF Special Tax Allocation #2	TIF Special Tax Allocation #3	Capital Equipment Replacement	
Revenues				
Taxes	\$ 69,570	\$ 33,777	\$ -	\$ 103,347
Charges for Services	-	-	1,125,501	1,125,501
Miscellaneous	-	38,109	4,126	42,235
Total Revenues	69,570	71,886	1,129,627	1,271,083
Expenditures				
Capital Outlay	-	8,371	1,080,651	1,089,022
Excess (Deficiency) of Revenues Over (Under) Expenditures	69,570	63,515	48,976	182,061
Other Financing Sources				
Disposal of Capital Assets	-	-	36,000	36,000
Net Change in Fund Balances	69,570	63,515	84,976	218,061
Fund Balances - Beginning	185,354	54,671	3,058,954	3,298,979
Fund Balances - Ending	\$ 254,924	\$ 118,186	\$ 3,143,930	\$ 3,517,040

CITY OF WEST CHICAGO, ILLINOIS

TIF Special Tax Allocation #2 - Special Revenue Fund

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2023**

	Budget		Actual
	Original	Final	
Revenues			
Taxes			
Property Taxes	\$ 30,000	\$ 30,000	\$ 69,570
Expenditures			
General Government			
Capital Outlay			
Prospect Development	-	-	-
Net Change in Fund Balance	<u>\$ 30,000</u>	<u>\$ 30,000</u>	69,570
Fund Balance - Beginning			<u>185,354</u>
Fund Balance - Ending			<u>\$ 254,924</u>



Attachment L

REPORT OF INDEPENDENT ACCOUNTANTS

June 21, 2024

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 Oliver Square Redevelopment Project Area Tax Incremental Financing District, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Incremental Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2023. 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, 2023 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

Oliver Square TIF District #2 Legal Description

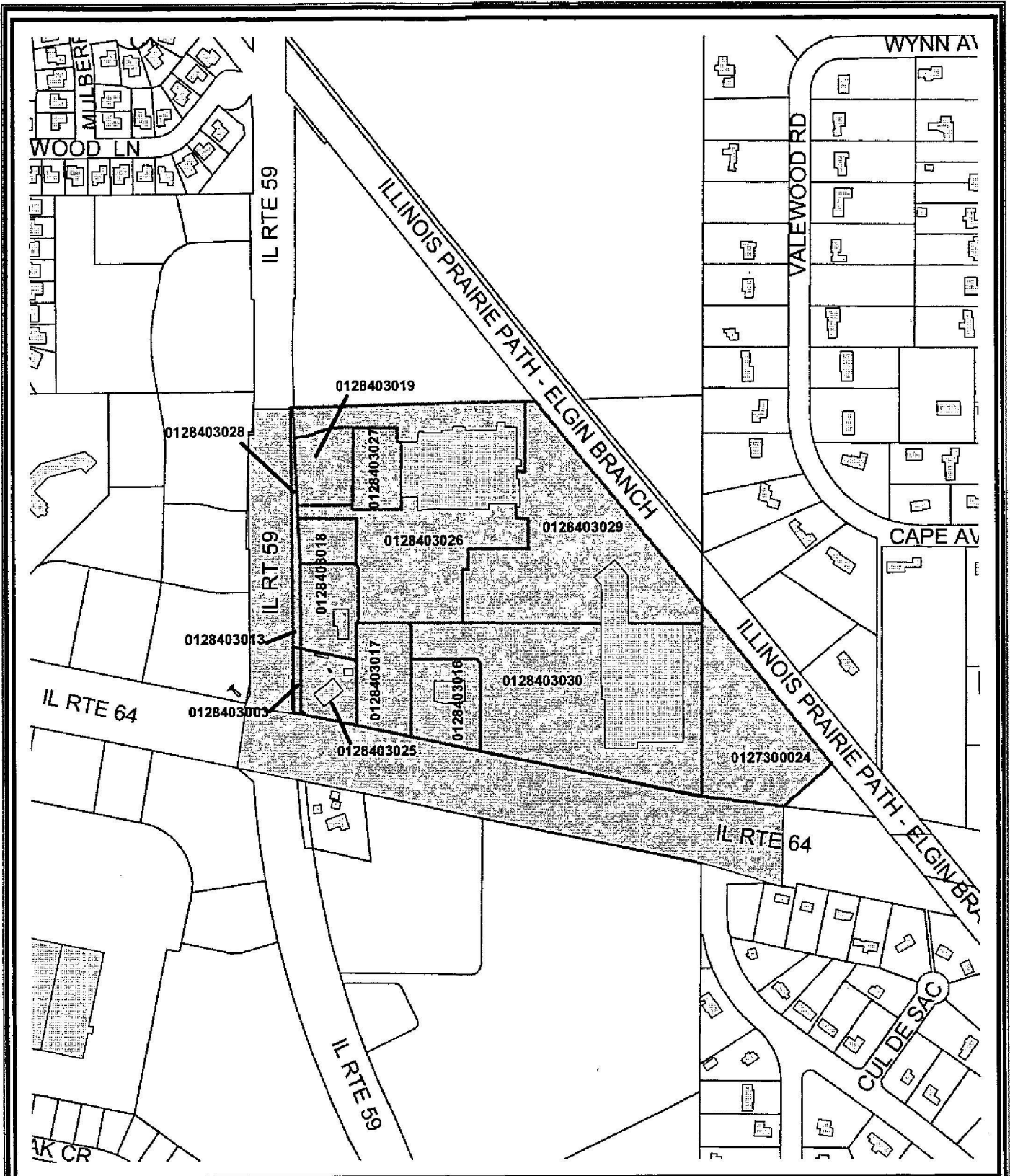
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND PART OF THE SOUTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED WESTERLY BY THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 59; BOUNDED SOUTHERLY BY THE NORTH LINE OF STATE ROUTE 64 (NORTH AVENUE); BOUNDED EASTERLY BY THE SOUTHEASTERLY LINE OF LOT 7 IN THE AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT PLAT OF K MART SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1990 AS DOCUMENT NUMBER R90-125392; BOUNDED NORTHEASTERLY BY THE SOUTHERLY LINE OF THE ILLINOIS PRAIRIE PATH-ELGIN BRANCH; AND BOUNDED NORTHERLY BY THE NORTH LINE OF SAID AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT PLAT OF K MART SUBDIVISION; ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO:

ALL THAT PART OF SAID STATE ROUTE 59 LYING WESTERLY OF, AND ADJOINING, THE ABOVE DESCRIBED PARCEL;

AND ALSO:

ALL THAT PART OF SAID STATE ROUTE 64 (NORTH AVENUE) LYING SOUTH OF, AND ADJOINING, THE ABOVE DESCRIBED PARCEL.



**CITY OF WEST CHICAGO
TIF DISTRICT BOUNDARY MAP**

-  PARCELS
-  BUILDING
-  TIF DISTRICT

