

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Dear Sir or Madam:

Pursuant to the Illinois Tax Increment Allocation Act, <u>Illinois Compiled Statutes</u>, 65, ILCS 5/11-74.4-1 <u>et seq</u>:, attached please find the Village of Oak Park's annual report on its Tax Increment Finance Districts for its fiscal year ending December 31, 2003.

This submittal is intended to comply with the above-mentioned statute in its entirety. The following information and/or attachments are provided:

- 1. Certifications for each TIF District by the Chief Executive Officer, Village President Joanne E. Trapani, are attached to each packet as Attachment B.
- 2. Legal opinions for each district from Village Attorney Raymond Heise are attached to each packet as Attachment C.
- 3. No properties were purchased in 2003. One property was authorized by Village Board action in December 2003 but the acquisition did not occur until January 2004 and is not reflected in the financial report for the December 31 year end.
- 4. The Annual Tax Increment Finance Reports provided by the Office of the Comptroller for the three Oak Park districts are attached. I have included both a physical copy of the documents as well as providing the electronic files on an attached diskette.

Local Government Division Office of the Comptroller Page 2

- 5. A draft audit opinion, prepared by the firm of Sikich Gardner & Company is attached which has reviewed compliance with this statute. Included are financial statements relating to the activities of the TIF districts for the 2003 fiscal year.
- 6. Summary Statements setting for all activities of the TIF Districts in 2003 are included in each packet as Attachment D.

In addition, as provided for in Chapter 65, ILCS 5/11-74.4-1, copies of this entire report will be submitted to all the taxing districts that were originally sent the TIF notices required under the statute.

As instructed in previous years, the Village will not be forwarding the Village's Comprehensive Annual Financial Report for the 2003 fiscal year as part of this submittal. However, a copy can be made available to you at your request.

I trust that this information is sufficient in detail to comply with the provisions of the state statute regarding Tax Increment Financing for the Village's 2003 fiscal year.

If you have any questions, please do not hesitate to contact me at 708-358-5462.

Sincerelly

Gregory & Peters
Director of Finance

C: Michael Chen Sandra Sokol



## ANNUAL TAX INCREMENT FINANCE REPORT OFFICE OF ILLINOIS COMPTROLLER DANIEL W. HYNES

Name of Municipality: Village of Oak Park

County: Cook

Basis of Accounting: Accrual/Modified

Unit Code: 016/415/32

Reporting Fiscal Year: 2003

Fiscal Year End: 12/31

#### TIF Administrator/Contact Information:

First Name: Gregory

Address: **123 Madison Street** Telephone: **708-358-5462** 

E-Mail: petersg@oak-park.us

Last Name: Peters

Title: Director of Finance

City: Oak Park Zip: 60302

I attest to the best of my knowledge, this report of the redevelopment project areas in:

Village of Oak Park, Illinois

is complete and accurate at the end of this reporting fiscal year under the Tax Increment Allocation

Rédevelopment Act 65 ILCS 5/11-74.4-3 et. seq.

Written signature of TIF Administrator

November 23, 2004

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 ONLY ONCE (PER MUNICIPALITY), ADD ADDITIONAL ROWS AS NECESSARY		
Name of Redevelopment Project Area	Date Designated	Date Terminated
Downtown Oak Park TIF District	Dec 12, 1983	
Madison Street TIF District	Feb 6, 1995	
Harlem/Garfield TIF District	May 3,1993	
		and the second s
	-	
·		

<sup>\*</sup>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.]



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment B CERTIFICATE OF VILLAGE PRESIDENT

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Dear Sir or Madam:

- I, **Joanne E. Trapani**, Village President of the Village of Oak Park, Illinois, in order to comply with the requirements of the Tax Increment Allocation Redevelopment Act (the "Act") do hereby certify with regard to the **Downtown** Oak Park Tax Increment Financing Redevelopment Project of the Village that:
- 1. The Village of Oak Park will pursue implementation of the Redevelopment Plans in an expeditious manner;
- 2. There were no amendments to the Redevelopment Plans or Projects during the period of January 1, 2003 through December 31, 2003.
- 3. The incremental revenues created pursuant to Chapter 65, ILCS 5/11-74.4-1, et. seq. of the Act will be exclusively utilized for the development of the Redevelopment Project Areas, and
- 4. The Village of Oak Park has complied with all the requirements of the Tax Increment Allocation Act, as amended, for the period of January 1, 2003 through December 31, 2003.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand this 12th day of November 2004.

Village of Oak Park

Joanne E. Trapani Village President



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment C CERTIFICATE OF VILLAGE ATTORNEY

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Downtown TIF - Oak Park, Illinois

Dear Sir or Madam:

This letter is written pursuant to the Illinois Tax Increment Redevelopment Allocation Act, <u>Illinois Compiled Statutes</u>, Chapter 65, ILCS 5/11-74.4-5 (d)(4) and 5/11-74.6-22 (d)(4).

I have reviewed all information provided to me by the Village administration, and I find the Village of Oak Park continues to conform to applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates to the Village's fiscal year beginning January 1, 2003, and ending December 31, 2003.

Sincerely,

Raymond Heise Village Attorney

Name of Redevelopment Project Area:	Downtown Oak Park
Primary Use of Redevelopment Project Area*:	Commercial/Retail
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area des	ignated? (check one):
Tax Increment Allocation Redevelopment Act X Industrial Jobs Recovery L	.aw

	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)]	х	
If yes, please enclose the amendment labeled Attachment A	L	
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)]		V
Please enclose the CEO Certification labeled Attachment B	1960年度1671	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)]		V
Please enclose the Legal Counsel Opinion labeled Attachment C	<b>学的事品为</b>	X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including		
any project implemented in the preceding fiscal year and a description of the activities undertaken? [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		Χ
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)]		
	x	
If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	1	
Were there any reports submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d)		
(7) (F) and 5/11-74.6-22 (d) (7) (F)]	X	
If yes, please enclose the Joint Review Board Report labeled Attachment H	_ ^	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
[5/11-74.6-22 (d) (8) (A)]	~	
If yes, please enclose the Official Statement labeled Attachment I	X	
Was 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)	1	
(B) and 5/11-74.6-22 (d) (8) (B)]	,	
If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made 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		Χ
Cumulatively, have deposits of incremental 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, please enclose a Certified audit report reviewing compliance with the Act labeled		
Attachment L		X
/Attachment L		

<sup>\*</sup> Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

## SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

R	eporting Year	Cumulative
S	10,644,295.00	

## Fund Balance at Beginning of Reporting Period

#### Revenue/Cash Receipts Deposited in Fund During Reporting FY:

				% of Total
Property Tax Increment	\$	6,494,361	\$ 60,604,577	74%
State Sales Tax Increment	\$	393,465	\$ 1,168,522	1%
Local Sales Tax Increment			\$ 260,870	0%
State Utility Tax Increment				0%
Local Utility Tax Increment				0%
Interest	\$	83,894	\$ 2,920,797	4%
Land/Building Sale Proceeds	\$	12,944	\$ 1,623,467	2%
Bond Proceeds			\$ 13,869,747	17%
Transfers from Municipal Sources				0%
Private Sources			\$ 326,049	0%
Other: Rent	\$	237,717	\$ 712,656	1%

Total Amount Deposited in Special Tax Allocation **Fund During Reporting Period** 

7,222,381

**Cumulative Total Revenues/Cash Receipts** 

100% 81,486,685

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) 6,514,208.30

Distribution of Surplus \$

\$ 6,514,208 Total Expenditures/Disbursements

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 708,173

11,352,468 **FUND BALANCE, END OF REPORTING PERIOD** \$

<sup>-</sup> if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

#### FOR AMOUNTS >\$5,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Debt Service Abatement Transfer	\$ 1,285,178.00	
Cook County Treasurer/Tax Agency Distribution	\$ 1,178,232.81	
General Fund Transfer	\$ 324,998.00	
Lyons Electric	\$ 297,297.61	
Village of Oak Park Payroll	\$ 280,161.21	2015年美國英國共產黨
Accrued Expenses	\$ 220,825.00	
Transfer to CIP Fund		
TetraTech EM		的数据等的是一种数据的
Тепа Engineering	\$ 74,842.58	。 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章 第二章
Ross & Hardies		
Adjustment for Year End Accruals	\$ 33,000.00	
Neal, Murdock & Leroy, ŁLC		
Antunovich Associates	\$ 12,896.06	
VOP Health Insurance	\$ 12,781.87	
Kenig, Lindgren	\$ 10,362.80	
VOP Pension	\$ 9,388.95	
NICOR/Rental Properties		
Earl Neal & Assoc	\$ 5,607.10	
Graef, Anhlat Schloemer & Assoc	\$ 5,525.00	
McGuire Woods	\$ 5,200.00	
Comm Ed/Rental Properties	\$ 5,033.53	
Howard White & Associates	\$ 3,790.00	
Klein Thorpe & Jenkins	\$ 3,135.00	
Mayer, Joseph	\$ 2,808.00	
Chicago Tribune	\$ 1,199.89	<b>三、本一司和《中的书书》</b>
Illinois Tax Increment Assoc	\$ 935.00	
Village of Oak Park Water Billing	\$ 667.92	365-36-36-36-36-36-36-36-36-36-36-36-36-36-
Employee Reimbursements	\$ 362.74	
VOP Life Insurance	\$ 263.48	
West Central Muncipal Conference	\$ 130.00	生物的 医二种 医二种 医二种
Depaul University	\$ 115.00	
Logdson Office Supply	\$ 89.64	
Pioneer Press	\$ 63.00	
		是种民族企图的是加强加工的基础的是是一位。
		\$ 4,041,816
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)	Merida Gertif Middi	
Public Contributions - DTOP	\$ 328,000.00	世界的 医多种种 医多种
Public Contributions - OPAAC	\$ 32,083.34	高度性基础的WENTERDIE(E)
		的理論可以可以是由自己的理論。
		\$ 360,083
3. Property assembly, demolition, site preparation and environmental site improvement costs.	THE CONTROL OF THE TANK OF T	
Subsection (q)(2), (o)(2) and (o)(3)	[32] 新光系。新电图222.4 http://	
		2000 (B)
Ticor Title - Euclid Terraces Remediation Reimbursements	\$ 996,100.82	
Loss on Sale of land held for resale	\$ 387,093.00	
Cook County Collector/Property Taxes	\$ 182,813.96	
Chicago Title/1116 Lake Street	\$ 6,678.00	
Illinois E.P.A.	\$ 5,991.80	
		国际总是新国际海岸包括证
		罗西哥州 的复数巴莱奇美国
		\$ 1,578,678

<ol> <li>Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing pul pulldings. Subsection (q)(3) and (o)(4)</li> </ol>		
	M. 3-M	
		3134 5 4 5 44 M 5 4
		29878807032003704
Costs of construction of public works and in		\$
Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	<b>克约。1984年8月19日</b>	1 其心是是 1 美工工作的工作。
		<b>。在新疆的东西的大学的大学</b>
		江湖东北部 医四氯甲烷
Costs of removing conteminants	67 NFAADWE TERONO SEES SOOMO	\$
Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Joecovery TIFs ONLY	obs	
SOUTH SOINCE	<b>一次是由其他的是一种的</b>	<b>1998年第1997年7月第</b> 5年
		经发展的证据 经股份销售
		· 是是一种的一种。
		型产生产品,100mm,100mm,100mm,100mm。
		<b>C</b>
Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)	(7) 2 (2543) W. H. L. W. L. W. W.	\$
d (o)(12)	"(對於一個特別學院	
		ervicie recitaliza
Financias costs Cubaccilias (1) (6) - 1 (1)(9)		\$
Financing costs. Subsection (q) (6) and (o)(8)		在第27、增加,增加增加。
		是透過過過過過過過
		的 <b>表</b> 似于"多是为多数。
		性關係。但在1961年1971年1971年1971年1971年1971年1971年1971年
		<b>医胸膜结束性性性性性</b>
Approved capital costs. Subsection (q)(7) and (o)(9)	<b>一种有些个种种</b>	<b>\$</b> - 3-2-2-2-1-2-1-3-1-3-1-3-1-3-1-3-1-3-1-3-
Hawk Enterprises, Inc	\$ 213,739.29	Har September 1918
Comm Ed/Construction		
Perfect Dinner	\$ 49,000.00	CONTRACTOR STATES
Retail Rehab Grant Program - Designs of the Interior	\$ 39,152.00	
Orlando Lopez Construction Comcast Cable Commuications	\$ 27,900.00	
DMD Demolition Services	\$ 26,610.60	eral religions.
Euclid Terrace/Focus Dev	\$ 21,523.00	
Waste Management	\$ 21,347.00	
Mola Construction	\$ 14,717.73 \$ 12.871.40	
LPS Pavement Company		
Linberger & Co	\$ 6,795.00 \$ 5,500.00	
Paul's Heating	\$ 4,395.00	
Testing Service Corp	\$ 4,177.64	
Independent Paving	.,	
Schroeder & Schroeder		
Nicholas Associates	\$ 1,786.00	
AMORPESCI EIGETERRICE	\$ 1,470.00	
Swiderski Electronics	\$ 800.00	
Kearney Construction		were that the property of the second of the
Keamey Construction Riley Heating & Cooling	\$ 678.60	
Kearney Construction		

10. Cost of Reimburging school districts for their isospend and a reveal by TIC and a life in	Fact management can be supplied as	Laste Transactor Laster Newson
<ol> <li>Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY</li> </ol>		
projects. Odbsection (q)(7.5) - Tax increment Allocation Redevelopment Tirs ONLY	<b>自己的</b>	AND STREET THE STREET STREET
	<del> </del>	
11. Relocation costs. Subsection (q)(8) and (o)(10)		-
(4)/(0)/(10)		
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)	777 (1278) 38 (1274)	-
	· · · · · · · · · · · · · · · · · · ·	的。 第四章 第四章 第四章 第四章 第四章 第四章 第四章 第四章 第四章 第四章
		\$
13. Costs of job training, retraining advanced vocational or career education provided by other	· · · · · · · · · · · · · · · · · · ·	
taxing bodies. Subsection (q)(10) and (o)(12)		
	M. A. S.	
		\$ -
14. Costs of reimbursing private developers for interest expenses incurred on approved	CATA DINEART RIGHT.	MERCHANT AT UNIVERSE
redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
	Action of State of Action 22, 1 april 1991 1891	
		\$ -
15. Costs of construction of new housing units for low income and very low-income households.	<b>经有货工器</b> 计显电线学统	基定的 (基施石等的现象) 特别的 医视器 (3)
Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
	0. St. (1995) St. (199	
		。 市場「中華企業の関係を表現した」と
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (a) (11.5). Tax		
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY	14. 禁止的数据 计特	
The state of the s	MARIN DAVIS ASSESSMENT OF SUBSTRICT OF SUBST	
		The second of the control of the con
	<del>                                     </del>	
		\$
	<u> </u>	LΨ -
TOTAL ITEMIZED EXPENDITURES		\$ 6,514,208
	L	0,514,208

List all vendors, including other municipal funds, that were paid in excess of \$5,000 during the current reporting year.

There were no vendors, including other municipal funds, paid in excess of \$5,000 during the current reporting period.

Name	Service		Amount
Debt Service Abatement Transfer	Debt Service Abatements	\$	1,285,176.00
Cook County Treasurer/Tax Agency Distribution	Property Tax Increment Distribution		
- Agency Distribution	to Local Taxing Districts	\$	1,178,232.81
Ticor Title - Euclid Terraces Remediation	Remediation Reimbursements to		
Reimbursements	Developer pursuant to Development		
	Agreement	\$	996,100.82
Public Contributions - DTOP	Marketing Services performed by		
	Downtown Oak Park	\$	328,000.00
General Fund Transfer	General Fund Overhead Charge	\$	324,996.00
Lyons Electric	Street Lighting Project	\$	297,297.61
Village of Oak Park Payroll	Payroll Expenditure Offset	\$	280,161.21
Hawk Enterprises, Inc	Street Lighting Project	\$	213,739.29
Cook County Collector/Property Taxes	Property Taxes on Village-Owned		
	Properties	\$	182,813.96
Transfer to CIP Fund	CIP Fund Overhead Transfer	\$	99,999.96
TetraTech EM			
	Environmental Engineering Services	\$	93,544.64
Terra Engineering			
	Capital Project Engineering Services	\$	74,842.58
Comm Ed/Construction	Hunter Court Electrical Relocation		
Perfect Dinner	Services	\$	74,381.92
Designs of the Interior	Retail Rehab Grant	\$	49,000.00
Ross & Hardies	Retail Rehab Grant	\$	39,152.00
Tross & natules	TIF Legal Services	\$	34,656.30
Public Contributions - OPAAC	Arts Funding Support to Oak Park		
	Area Arts Council	\$	32,083.34
Neal, Murdock & Leroy, LLC	Duran auto A a a 1 til 1 a 1 a 1	1	
	Property Acquisition Legal Services	\$	29,838.30
Orlando Lopez Construction	Construction Services for 1121 Lake		
Comcast Cable Commuications	Street to bring up to Code	\$	27,900.00
DMD Demolition Services	Hunter Court Relocation Services Demolition Services	\$	26,610.60
		\$	21,523.00
Euclid Terrace/Focus Dev	Redevelopment Reimbursement		
Waste Management	Payments Waste Removal Services	\$	21,347.00
Antunovich Associates		\$	14,717.73
	Architectural Services	\$	12,896.06
Mola Construction	Construction Comings Coursell		
VOP Health Insurance	Construction Services - Sewer Work	\$	12,871.40
VOI HOURTHOUSING	Payment of Health Incomes 5		
	Payment of Health Insurance for		
Kenig, Lindgren	VOP employees paid from TIF Fund	\$	12,781.87
promy, Emagren	Traffic Study Services	\$	10,362.80

VOP Pension	Payment of Pension for VOP	
	employees paid from TIF Fund	\$ 9,388.95
NICOD/Dental Properties	Natural Gas Charges of Village-	
NICOR/Rental Properties	Owned Properties in TIF	\$ 8,886.81
LPS Pavement Company	Paving Services	\$ 6,795.00
Chicago Title/1116 Lake Street	Property Tax Reimbursement	\$ 6,678.00
Illinois E.P.A.	Permit Fees	\$ 5,991.80
Earl Neal & Assoc	Property Acquisition Legal Services	\$ 5,607.10
Graef, Anhlat Schloemer & Assoc	Traffic Engineering Services	\$ 5,525.00
Linberger & Co	Market Value Analysis Study	\$ 5,500.00
McGuire Woods	TIF Legal Services	\$ 5,200.00
	Electric Charges of Village-Owned	
Comm Ed/Rental Properties	Properties in TIF	\$ 5,033.53

# SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5)) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD		\$ 11,352,468
	Amount of Original	
	Issuance	Amount Designated
1. Description of Debt Obligations		
1995A GO Bonds	\$ 5,500,000	\$ -1
1995B GO Bonds	\$ 2,950,000	\$ 445,401
2001 Parking Bonds	\$ 9,500,000	\$ -
Total Amount Designated for Obligations	\$ 17,950,000	\$ 445,401
2. Description of Project Costs to be Paid		
Properties Acquired in 2003 and previous years currently		
reflected in Fund Balance as Investments, not as Expenditures		
to Fund - Titled in CAFR as "Land held for resale"		
to Faire Fitted III Of the tas Early field for Jesale		\$ 6,052,330
Additional Redevelopment Projects Identified by Resolution of		\$ -
the Village Board on December 8, 2003		
Designated Tax Agency Distribution for January 2004 based		\$ 4,000,000
upon 2002 Tax Rates		
apon 2002 Tax Natos	The state of the s	\$ 1,243,319
Total Amount Designated for Project Costs		44 205 640
=g		\$ 11,295,649
TOTAL AMOUNT DESIGNATED		¢ 44.744.050
		\$ 11,741,050

\$

(388,582)

SURPLUS\*/(DEFICIT)

<sup>\*</sup> NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

Provide a description of all property purchased by the municipality during the reporting fiscal year within the

## \_\_X\_\_ No property was acquired by the Municipality Within the Redevelopment Project Area

## Property Acquired by the Municipality Within the Redevelopment Project Area

[Dean-t. (4).	
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:	

## SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) Please include a brief description of each project.

No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1	/99 to Date	Estimated Investment for Subsequent Fiscal Year		Estimated to lete Project
TOTAL:	7				
Private Investment Undertaken (See Instructions)	\$	176,000		\$	224,370
Public Investment Undertaken	\$	88,152	\$ -	\$	112,185
Ratio of Private/Public Investment	_1	2	The state of the s		2
Project 1:	7				
Retail Rehab Grant - The Perfect Dinner					
Private Investment Undertaken (See Instructions)	\$	98,000		\$	98,000
Public Investment Undertaken	\$	49,000		\$	49,000
Ratio of Private/Public Investment		2			2
Project 2: Retail Rehab Grant - Designs of the Interior			P-1-10-10-10-10-10-10-10-10-10-10-10-10-1		
Private Investment Undertaken (See Instructions)	\$	78,000		\$	126,370
Public Investment Undertaken Ratio of Private/Public Investment	\$	39,152 2		\$	63,185 2
Tailo of Frivate/Fublic investment			Fig. 3. Absort 1.750 Absolution	L	
Project 3:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0	The Control of the Co	L	0
Project 4:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0		<u> </u>	0
Project 5:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		00	Section (* 1. december 2) - George (* 2017) Lie School (* 2017) - Lie George (* 2017)	<u> </u>	0
Project 6:					
Private Investment Undertaken (See Instructions)				T	
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0
Project 7:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0		<u> </u>	0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

#### **SECTION 6**

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		R	eporting Fiscal Year
designated	Base EA	V	EAV
1983	\$ 23,	762,593   \$	85,606,840

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

#### X The overlapping taxing districts did not receive a surplus.

The distribution indicated is due to an Intergovernmental Settlement Agreement

	Surplus Distributed from redevelopment		
Overlapping Taxing District	project area to overlapping districts		
Cook County	\$ 62,365		
Cook County Health Facilities	\$ 18,219		
Forest Preserve District of Cook County	\$ 7,124		
Consolidated Elections	-		
Suburban TB Sanitarium	\$ 701		
Township of Oak Park	\$ 16,233		
General Assistance - Oak Park	\$ 1,985		
Metro Water Reclamation District	\$ 43,328		
Des Plaines Valley Mosquito Abatement Dist	\$ 1,285		
Consolidated High School District 200	\$ 308,202		
Triton Community College District 504	\$ 30,014		
Oak Park - Park District	\$ 20,788		
Oak Park Library	\$ 68,087		
Village of Oak Park	\$ 138,510		
Oak Park Mental Health District	\$ 11,328		
Village of Oak Park SSA 1	\$ 111,181		
School District 97	\$ 403,968		
	\$		

#### **SECTION 7**

Provide information about job creation and retention

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

#### **SECTION 8**

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

Optional Documents	Enclosed	
Legal description of redevelopment project area	Previously Submitted	
Map of District	Previously Submitted	



The Village of Oak Park Village Hall 123 Madison Street Oak Park, Illinois 60302-4272 708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment B CERTIFICATE OF VILLAGE PRESIDENT

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Dear Sir or Madam:

- I, **Joanne E. Trapani**, Village President of the Village of Oak Park, Illinois, in order to comply with the requirements of the Tax Increment Allocation Redevelopment Act (the "Act") do hereby certify with regard to the **Downtown** Oak Park Tax Increment Financing Redevelopment Project of the Village that:
- 1. The Village of Oak Park will pursue implementation of the Redevelopment Plans in an expeditious manner;
- 2. There were no amendments to the Redevelopment Plans or Projects during the period of January 1, 2003 through December 31, 2003.
- 3. The incremental revenues created pursuant to Chapter 65, ILCS 5/11-74.4-1, et. seq. of the Act will be exclusively utilized for the development of the Redevelopment Project Areas, and
- 4. The Village of Oak Park has complied with all the requirements of the Tax Increment Allocation Act, as amended, for the period of January 1, 2003 through December 31, 2003.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand this 12th day of November 2004.

⊮itlage of Oak Park

Joanne E. Trapani

IJillage President



The Village of Oak Park Village Hall 123 Madison Street Oak Park, Illinois 60302-4272 708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment C CERTIFICATE OF VILLAGE ATTORNEY

November 12, 2004

Local Government Division Office of the Comptroller 100 W. Randolph Street, Suite 15-500 Chicago, IL 60601

Re: Downtown TIF - Oak Park, Illinois

Dear Sir or Madam:

This letter is written pursuant to the Illinois Tax Increment Redevelopment Allocation Act, <u>Illinois Compiled Statutes</u>, Chapter 65, ILCS 5/11-74.4-5 (d)(4) and 5/11-74.6-22 (d)(4).

I have reviewed all information provided to me by the Village administration, and I find the Village of Oak Park continues to conform to applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates to the Village's fiscal year beginning January 1, 2003, and ending December 31, 2003.

Raymønd Heise

Village Attorney

### Attachment D

## VILLAGE OF OAK PARK, ILLINOIS 2003 SUMMARY OF ACTIVITIES

## DOWNTOWN TIF DISTRICT

The Village maintained its aggressive approach to redevelopment efforts in 2003. The Development known as the Shops of Downtown Oak Park, as well as a majority of the TIF District, continued to experience occupancy approaching 100%. An attached spreadsheet indicating sales taxes from 1993 through 2003 is attached. In addition, the following other significant activities occurred in 2003:

- An Intergovernmental Agreement providing for the disconnection of properties located within the TIF District was approved by the Village; School District 97 and School District 200. Terms of the agreement provide for the planned release (disconnection) of various properties and redeveloped projects within the TIF thereby releasing the increased value to the other taxing bodies sooner and would also continue to release properties though 2018 if a TIF extension would occur. The agreement also acknowledged that the Village would be reviewing the possibility of a TIF extension and the related Redevelopment Plan amendment process in 2004.
- \$360,083 Contributed to Downtown Oak Park and the Oak Park Area Arts Council for both marketing and fine arts promotion in the Downtown TIF.
- ▶ \$1,178,233 Distributed to the other Oak Park and Cook County taxing districts. This distribution was based upon the terms of an agreement between the Village and School District 97 and calls for the proportionate distribution of 22.5% of increment received from the 2001 tax levy if the School District is at its maximum mill rate. This distribution was not based upon the TIF District designating a surplus.
- > \$88,152 Distributed to two businesses under the Retail Rehab Grant Program.
- \$445,479 Expended on various capital improvements including continuing improvements to the area's streetscape, street lighting and traffic signalization. Also as part of the redevelopment agreement entered in 2001 and included in the 2001 and 2002 submittals, \$996,100.82 was expended on environmental remediation of a designated redevelopment area.
- > \$237,717 Received in rental income on various village-owned properties as additional analysis and potential future property assemblage is considered.

# DOWNTOWN OAK PARK SALES TAX

% Change	16.48% -7.84% -4.03% -4.16% -6.82% 8.01% 1.29% 14.34% -16.32% -6.11%	0.80%	0.80%
	\$ 25,428.02 \$ 21,378.69 \$ 27,624.27 \$ 25,117.54 \$ 37,872.29 \$ 25,232.07 \$ 26,881.69 \$ 35,623.32 \$ 25,970.25 \$ 27,222.64 \$ 45,230.43	\$347,745,80	
2005	\$ 21,830.79 \$ 23,198.27 \$ 28,784.90 \$ 26,209.12 \$ 31,630.53 \$ 24,910.76 \$ 23,157.36 \$ 23,157.36 \$ 31,154.34 \$ 31,035.13 \$ 44,176.83	\$344,994.06	-12.35%
4 2000 2 2000 2001 2001 2003 2003 2003 20	\$ 33.868.54 \$ 25.884.73 \$ 35,573.25 \$ 31,554.14 \$ 27,168.35 \$ 27,002.56 \$ 22,796.83 \$ 35,927.91 \$ 33,689.33 \$ 30,328.71 \$ 47,863.91	\$393,607.22	-1.29%
2000	\$ 28,405.92 \$ 30,272.17 \$ 27,766.75 \$ 34,086.01 \$ 32,793.14 \$ 35,025.05 \$ 36,447.02 \$ 34,657.59 \$ 35,412.31 \$ 35,412.31 \$ 44,149.78	\$398,741.82	-5.23%
1899	\$ 27,001.29 \$ 37,555.39 \$ 32,815.99 \$ 25,984.22 \$ 35,431.81 \$ 34,523.31 \$ 34,523.31 \$ 34,223.34 \$ 37,228.50 \$ 37,228.50 \$ 37,228.50 \$ 37,228.50 \$ 37,228.50	\$420,736.30	19.93%
3.0661 P. P. 1866 P. P. P. 1866 P.	\$ 26,399.94 \$ 18,832.75 \$ 24,841.95 \$ 24,650.43 \$ 26,456.86 \$ 30,277.61 \$ 28,361.70 \$ 30,723.70 \$ 30,729.59 \$ 36,534.71 \$ 28,484.30 \$ 48,018.23	\$350,821.77	43.14%
1997	\$ 22,833.36 \$ 21,222.36 \$ 18,674.68 \$ 20,257.09 \$ 19,944.61 \$ 19,944.61 \$ 17,123.06 \$ 18,363.66 \$ 20,229.86 \$ 32,578.91	\$277,144.63 \$245,090.44 \$350,821.77	-11.57%
1996	\$ 19,042.84 \$ 16,991.86 \$ 20,656.94 \$ 20,530.02 \$ 23,247.12 \$ 23,307.78 \$ 23,307.78 \$ 28,114.02 \$ 28,560.91 \$ 25,560.91 \$ 25,227.03 \$ 33,461.69	\$277,144.63	0.99%
1995	\$ 16,042.57 \$ 19,255.68 \$ 18,999.86 \$ 20,547.75 \$ 22,352.71 \$ 22,146.05 \$ 21,503.62 \$ 24,313.89 \$ 24,313.89 \$ 29,339.16 \$ 19,283.68 \$ 40,633.35	\$274,427.69	-3.51%
7/1/	24,105.63 \$ 23,878.05 23,636.66 \$ 19,802.13 22,018.68 \$ 25,431.54 32,584.13 \$ 23,724.88 28,802.44 \$ 26,214.04 23,236.85 \$ 23,728.21 23,879.38 \$ 23,085.03 27,487.42 \$ 20,140.02 25,656.38 \$ 22,549.30 35,924.32 \$ 38,754.24		-9.03%
1993	\$ 24,105.63 \$ 23,878.05 \$ 23,636.66 \$ 19,802.13 \$ 22,018.68 \$ 21,324.88 \$ 32,684.13 \$ 21,324.88 \$ 26,802.44 \$ 26,214.04 \$ 23,236.85 \$ 23,782.71 \$ 27,487.42 \$ 20,140.02 \$ 25,656.38 \$ 22,549.30 \$ 35,924.32 \$ 38,754.24	\$312,643.71	3.51%
1.0865	\$ 20,220.16 \$ 27,474.65 \$ 24,105.63 \$ 23,878.05 \$ 29,645,19 \$ 24,382.90 \$ 23,636.60 \$ 19,802.13 \$ 20,593.41 \$ 22,529.54 \$ 22,013.66 \$ 23,636.60 \$ 21,545.07 \$ 15,802.13 \$ 21,564.30 \$ 24,455.71 \$ 26,802.44 \$ 22,018.68 \$ 24,455.71 \$ 26,802.44 \$ 26,214.04 \$ 25,469.80 \$ 24,455.71 \$ 26,802.44 \$ 26,214.04 \$ 25,203.23 \$ 23,233.41 \$ 23,879.38 \$ 23,085.03 \$ 23,233.73 \$ 23,233.41 \$ 23,404.72 \$ 23,613.96 \$ 22,831.09 \$ 24,894.53 \$ 25,666.38 \$ 22,549.30 \$ 28,203.03 \$ 23,337.37 \$ 23,337.37 \$ 23,323.41 \$ 25,796.75 \$ 23,613.96 \$ 22,831.09 \$ 29,132.13 \$ 33,924.32 \$ 38,754.24	\$298,304.35 \$302,055.59 \$312,643.71 \$284,409.30	1.26%
1994年 1994年 1994年 1994年 1995年 1995年 1994年 1994年 1995 1995	\$ 20,220.16 \$ 19,644.14 \$ 29,645.19 \$ 21,359.341 \$ 21,359.341 \$ 25,469.80 \$ 25,469.80 \$ 36,001.24 \$ 23,233.73 \$ 22,833.73 \$ 22,831.09 \$ 38,924.02	\$ 298,304.35	% Inc/Dec Over Previous Year
Month	January February March April May June July August September October November	TOTALS	% In Over Prev

## SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Madison Street TIF District
Primary Use of Redevelopment Project Area*:	Commercial/Retail
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated	I? (check one):
Tax Increment Allocation Redevelopment ActX Industrial Jobs Recovery Law	

	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)]		
If yes, please enclose the amendment 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)]		1/
Please enclose the CEO Certification labeled Attachment B		Х
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and	ARTMAT	
5/11-74.6-22 (d) (4)]		V
Please enclose the Legal Counsel Opinion labeled Attachment C		Х
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including		
any project implemented in the preceding fiscal year and a description of the activities undertaken? [65		
ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]		V
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	1	
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 submitted to the municipality by 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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and		
5/11-74.6-22 (d) (8) (A)]		
If yes, please enclose the Official Statement labeled Attachment I	X	
Was 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)		
(a) (b) and 5/11-74.6-22 (d) (8) (B)]	1	
If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation	1 1	
fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)	1	
If yes, please enclose Audited financial statements of the special tax allocation fund		
labeled Attachment K		Х
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into	<del>}</del>	
	1	
the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)		
If yes, please enclose a Certified audit report reviewing compliance with the Act labeled	1	Х
Attachment L	i	/\

<sup>\*</sup> Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

## SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)) Provide an analysis of the special tax allocation fund.

Fund Balance at Beginning of Reporting Period	\$	1,748,161.00			
Revenue/Cash Receipts Deposited in Fund During Reporting FY:				,	0/ -57-/-1]
	т				% of Total
Property Tax Increment	\$	1,099,916	\$	4,202,285	81%
State Sales Tax Increment	\$	-	\$		0%
Local Sales Tax Increment	\$	-	\$	-	0%
State Utility Tax Increment	\$	-	\$		0%
Local Utility Tax Increment	\$	_	\$	-	0%
Interest	\$	1,378	\$	234,404	5%
Land/Building Sale Proceeds	\$	-	\$	•	0%
Bond Proceeds	\$	-	\$	735,000	14%
Transfers from Municipal Sources	\$	-	\$	-	0%
Private Sources	\$	-	\$	-	0%
Other (identify source; if multiple other sources, attach					
schedule)	\$	-	\$	-	0%
Total Amount Deposited in Special Tax Allocation					
Fund During Reporting Period	\$	1,101,294			
, and 2 and 3 to person 3 to the second seco	L				
Cumulative Total Revenues/Cash Receipts			\$	5,171,689	100%
Carrialative Fortal Notes and Carrial Control of the Carrial C		l			L
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2	\$	490,444.55			
Distribution of Surplus	<b>S</b>				
Distribution of ourpids	_Ψ		,		
Total Expenditures/Disbursements	\$	490,445			
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$	610,849			
FUND BALANCE, END OF REPORTING PERIOD	\$	2,359,010			

Reporting Year

Cumulative

<sup>-</sup> if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)) ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND (by category of permissible redevelopment cost, amounts expended during reporting period)

#### FOR AMOUNTS >\$5,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

		Reporting Fiscal Year
<ol> <li>Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</li> </ol>	a 20.8 14 15 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18	
		<b>国际的国际的国际政务关系</b>
Tax Agency Distribution		(44.06219.00) PHOST (47.00)
Debt Service Abatement Transfer	118,000.00	<b>2.18.19.19.19.19.19.19.19.19.19.19.19.19.19.</b>
Village of Oak Park Payroll	29,065.10	
Marous & Company	8,300.00	
Tetra Tech		(58) 国际网络全国企业
VOP Pension	3,162.71	医克里姆氏管 建氯甲烷酸 化对应比
Linberger & Co	3.000.00	STATES SEED DESCRIPTION OF THE SECOND SEED
Accrual Adjustment from 2003 CAFR	2,965,00	
VOP Health Insurance	1 903 95	
Village Staff Reimbursed	1 704 82	
Ross & Hardies		
Misc		
Lynn Marketing	400.86	
NICOR	499.00	
ITIA/ICA		
		2015年中国中国
School District 97	160.00	· 例如是中国中国主义的
Claritas Inc	78.00	Sant Proceedings
Women in Planning		
Wednesday Journal		李德斯 建聚青绿色绿色
Federal Express		
Logdson Office Supply	25.44	[[][[][[][[][[][[][[][[][[][[][[][[][[]
VOP Life Insurance	8.77	图的TAYTALAWAY (2015)
		NO POPPER NAMED A
		\$ 337,048
2. Cost of marketing sites—Subsections (g)(1.6) and (o)(1.6)	PERMIT	14-14-14-16-19-19-19-19-19-19-19-19-19-19-19-19-19-
		PROBER SEASON TO SEASON
Public Contributions - MSBA	15,000	terefyztracka
		BARRAGE TRANSPORTATION OF
		\$ 15,000
B Property assembly, demolition, site preparation and environmental site improvement cost	e Harris Harris Harris Harris Harris	TO THE STATE CONTROL OF THE STATE OF THE STA
Subsection (q)(2), (o)(2) and (o)(3)	is.	
32500000 (4)(2), (0)(2) 310 (0)(0)	- F-S. Self-Lifetti Alfono , 181 JASSI.	
Cook County Collector/Property Taxes	25 440 24	
K. Singh & Associates	25,419.21	
N. Siligit & Associates	2,093.50	
		ENGLISH SERVER SERVER
Cools of chabilitation construction and in con	P	\$ 27,513
Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing pub puildings. Subsection (q)(3) and (o)(4)		
buildings. Subsection (q)(3) and (o)(4)	34 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		<b>在在新聞的學術或可能</b>
		\$
i. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		Thursday in
		THUR WAR HOLD OF THE
		\$
	多情况的学员产品的证书 中级政治	Entra Vice Lagrance and Section 1
i. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial John Costs of ru	bs	
Recovery TIFs ONLY		<b>新进马克里尔 活起的话道:</b> (2)
		(1996年2月1日) 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		M. 2014年 1915年

Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7).		REPERE TELEPHONE
and (o)(12)		法实验的证据特别的关系的证据
		\$
. Financing costs. Subsection (q) (6) and (o)(8)		
		数型的数据 其次数据的 1945年的
		\$
. Approved capital costs. Subsection (q)(7) and (o)(9)	15.5.18.18.12.2.2.2.2.18.18.18.18.18.18.18.18.18.18.18.18.18.	<b>建设从的企业的企业的产品的产生。</b> )
		<b>建筑建设备建设建设</b>
D.M.D. Demolition	38,572.00	<b>表式是有效的工程。</b>
L.P.S. Pavement Co	36,170.00	运销增强的 的复数电影影响
Schroeder & Schroeder	16,887.50	45 TO SOLE OF A 18 TO SE
A. Lamp Concrete		等等等的10%的15%的15%的
		\$ 101,630
0. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing	CONTRACT TO ACCORD	
rojects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
140	Market of the process of the control	
		\$
1. Relocation costs. Subsection (q)(8) and (o)(10)		
(4)(0) 3.10 (6)(10)		
	<del></del>	\$
2. Payments in lieu of taxes. Subsection (g)(9) and (o)(11)	Letter the English Strategies and Security	
	-FT-SELECTION AND AGENCY REPORT OF THE PROPERTY.	
		\$
3. Costs of job training, retraining advanced vocational or career education provided by other	FIRE ALWERTS OF WARRANT	
axing bodies. Subsection (q)(10) and (o)(12)		
		THE PROPERTY OF STREET STREET
		王和皇祖江县有举。《《祖太神》等
		<b>泰华施门里。日本等</b> 是1
		\$
<ol> <li>Costs of reimbursing private developers for interest expenses incurred on approved edevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)</li> </ol>		
		<b>新聞的時間可能的學科學學。</b>
Community Bank - Loan Subsidy	7,125.00	<b>建设建筑设计设计计划</b>
US Bank - Loan Subsidy	1,872.00	20世界的第三人称单
FirstBank - Loan Subsidy	257.00	<b>第50 1988</b>
		是一点让我到得好,实验是:
		\$ 9,25
<ol> <li>Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY</li> </ol>		
- 100 Control of the	LAND MERCHANTER STATE OF THE ST	
	<del> </del>	
	restar Autorat TV (Apple TEAC) extend to the contract terms.	S
<ol> <li>Cost of day care services and operational costs of day care centers. Subsection (q) (11 5) - Tax acrement Allocation Redevelopment TIFs ONLY</li> </ol>		
		AMESTER ASSESSED ASSESSEDA
	<del>                                     </del>	
	<del> </del>	
		\$

## Section 3.2 B

List all vendors, including	other municipal funds	, that were paid in excess	of \$5,000 during th	ne current
eporting year.				

There were no vendors, including other municipal funds, paid in excess of \$5,000 during the current reporting period.

Name	Service	Amount
Tax Agency Distribution	Distribution of Tax Incremental	
Trax Agency Distribution	Revenues pursuant to Dist 97	
	Settlement Agreement	457.044.00
Debt Service Abatement Transfer	Payment of Debt Service	157,811.38
D.M.D. Demolition	Demolition and Asbestos Abatement	117,996.00
D.W.D. Demonton	of Smith Funeral Home	00 570 00
L.P.S. Pavement Co	Paving of Smith Funeral Home Site	38,572.00
L.F.S. Favernetti Co		22.472.22
Village of Ook Park Payroll	for temporary parking lot	36,170.00
Village of Oak Park Payroll  Cook County Collector/Property Taxes	Payroll Expenditure Offset	29,065.10
Cook County Collector/Property Taxes	Property Taxes on Village-Owned	
Schroeder & Schroeder	Properties Contact	25,419.21
	Sidewalk Construction	16,887.50
Public Contributions - MSBA	Marketing Support to Madison Street	
	Business Association	15,000.00
A. Lamp Concrete	Concrete Work on Streets and	
	Sidewalks	10,000.00
Marous & Company	Market Appraisal Services	8,300.00
Tetra Tech	Envirnonmental Engineering	
	Services	7,227.74
Community Bank - Loan Subsidy	Loan Program Subsidy	7,125.00
		***************************************

## SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5)) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD			\$	2,359,010
	ı	it of Original suance	Amou	int Designated
1. Description of Debt Obligations			L	
1996 Taxable TIF G.O. Bonds for West Suburban Auto	\$	735,000	\$	218,200
Total Amount Designated for Obligations	\$	735,000	\$	218,200
2. Description of Project Costs to be Paid	_		·	
Properties Acquired in 2002 and previous years currently reflected in Fund Balance as Investments, not as Expenditures to Fund - Titled in CAFR as "Reserved for land held for resale"			\$	1,501,000
to Fund - Frida in OALTY as Treserved for land field for resale			Ψ	1,501,000
Additional Redevelopment Projects Identified by Resolution of the Village Board on December 8, 2003			\$	500,000
Designated Tax Agency Distribution for January 2004 based upon 2002 Tax Rates			\$	284,562
Total Amount Designated for Project Costs			\$	2,285,562
TOTAL AMOUNT DESIGNATED			\$	2,503,762
SURPLUS*/(DEFICIT)			\$	(144,752)

<sup>\*</sup> NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

Provide a description of all property purchased by the municipality during the reporting fiscal year within the

\_ X\_\_\_\_ 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:	

## SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) Please include a brief description of each project.

No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

		Estimated	
		Investment for	
		Subsequent Fiscal	Total Estimated to
	11/1/99 to Date	Year	Complete Project
TOTAL:			
	A CO2 420	I e	\$ 623,120
Private Investment Undertaken (See Instructions)	\$ 623,120 \$ 9,254		\$ 9,254
Public Investment Undertaken			1 7
Ratio of Private/Public Investment	07 1/3		07 173
Project 1:	7		
Interest Rate Subsidy to previously issued OPDC			
Loan Program Recipients			
Private Investment Undertaken (See Instructions)	\$ 623,120		\$ 623,120
Public Investment Undertaken	\$ 9,254		\$ 9,254
Ratio of Private/Public Investment	67 1/3	CHARLESPARA	67 1/3
Trade of The Ref Table Investment			
Project 2:	7		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			0
Ratio of Private/Public Investment	0		1 0
Project 3:			
Troject o.			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 4:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Tratio of Frivater abile investment		<u> </u>	
Project 5:			
		· · · · · · · · · · · · · · · · · · ·	
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	0
	<b>-</b>		
Project 6:			
Private Investment Undertaken (See Instructions)		T	T
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Trade of Frivateri dollo ilivostricit		12 38 20 20 30 30 30 30 30 30 30 30 30	
Project 7:			
•			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0	Township in the second of	<u>(1) 0 </u>
	0	· 图1000年1000年100日	0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

#### **SECTION 6**

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		Reporting Fiscal Year
designated	Base EAV	EAV
1995	\$ -	\$ -

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

X The overlapping taxing districts did not receive a surplus.

The distribution indicated is due to an Intergovernmental Settlement Agreement

The distribution indicated is due to an intergo	
	Surplus Distributed from redevelopment
Overlapping Taxing District	project area to overlapping districts
Cook County	\$ 15,675
Cook County Health Facilities	\$ 4,579
Forest Preserve District of Cook County	\$ 1,791
Consolidated Elections	\$
Suburban TB Sanitarium	\$ 176
Township of Oak Park	\$ 4,080
General Assistance - Oak Park	\$ 499
Metro Water Reclamation District	\$ 10,891
Des Plaines Valley Mosquito Abatement Dist	\$ 323
Consolidated High School District 200	\$ 77,466
Triton Community College District 504	\$ 7.544
Oak Park - Park District	\$ 5,225
Oak Park Library	\$ 17,114
Village of Oak Park	\$ 34.814
Oak Park Mental Health District	\$ 2,847
School District 97	\$ 101,537
	\$
	\$
	\$

#### **SECTION 7**

Provide information about job creation and retention

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

#### **SECTION 8**

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

Optional Documents	Enclosed	
Legal description of redevelopment project area	Previously Submitted	
Map of District	Previously Submitted	

## Attachment D

## VILLAGE OF OAK PARK, ILLINOIS 2003 SUMMARY OF ACTIVITIES

## MADISON STREET TIF DISTRICT

This TIF District was created by ordinances 1995-0-4, 1995-0-5 and 1995-0-6 on February 6, 1995. The stated purpose of the district is to stimulate and encourage the expansion of businesses along this corridor. Total estimated project costs outlined in the Redevelopment Plan are \$28,000,000. Those estimated costs consist of Public Improvements, Land Acquisition, Site Preparation, Rehabilitation of Existing Buildings and Administrative related costs.

- \$157,811.38 Distributed to the other Oak Park tax districts. This distribution was based upon the terms of an agreement between the Village and School District 97 and calls for the proportionate distribution of 25% of increment received if the School District is at its maximum mill rate. This distribution was not based upon the District designating a surplus.
- ▶ \$9,254 Expended funds on three business interest loan subsidy payments with the Oak Park Development Corporation. Initial loans occurred in 2002.
- ▶ \$101,630 Expended funds on sites acquired in previous years including demolition, asbestos abatement and the temporary paving of the Smith Funeral Home property.
- ▶ \$15,000 Expended for marketing services and support to the Madison Street Business Association.



The Village of Oak Park Village Hall 123 Madison Street 708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

# Attachment B Oak Park, Illinois 60302-4272 CERTIFICATE OF VILLAGE PRESIDENT

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Dear Sir or Madam:

- I, Joanne E. Trapani, Village President of the Village of Oak Park, Illinois, in order to comply with the requirements of the Tax Increment Allocation Redevelopment Act (the "Act") do hereby certify with regard to the Madison Street Oak Park Tax Increment Financing Redevelopment Project of the Village that:
  - 1. The Village of Oak Park will pursue implementation of the Redevelopment Plans in an expeditious manner;
  - 2. There were no amendments to the Redevelopment Plans or Projects during the period of January 1, 2003 through December 31, 2003.
  - 3. The incremental revenues created pursuant to Chapter 65, ILCS 5/11-74.4-1, et. seq. of the Act will be exclusively utilized for the development of the Redevelopment Project Areas, and
  - 4. The Village of Oak Park has complied with all the requirements of the Tax Increment Allocation Act, as amended, for the period of January 1, 2003 through December 31, 2003.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand this 12th day of November 2004.

Village of Oak Park

'Joanne ⊑. Trapan( Village President



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment C CERTIFICATE OF VILLAGE ATTORNEY

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Madison Street TIF - Oak Park, Illinois

Dear Sir or Madam:

This letter is written pursuant to the Illinois Tax Increment Redevelopment Allocation Act, <u>Illinois Compiled Statutes</u>, Chapter 65, ILCS 5/11-74.4-5 (d)(4) and 5/11-74.6-22 (d)(4).

I have reviewed all information provided to me by the Village administration, and I find the Village of Oak Park continues to conform to applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates to the Village's fiscal year beginning January 1, 2003, and ending December 31, 2003.

Tay 17

Raymond Heise Village Attorney

## SECTION 2 [Sections 2 through 5 must be completed for <u>each</u> redevelopment project area listed in Section 1.]

Name of Redevelopment Project Area:	Harlem/Garfield TIF
Primary Use of Redevelopment Project Area*:	Retail
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area design	nated? (check one):
Tax Increment Allocation Redevelopment Act _X Industrial Jobs Recovery Law	v

	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)]		
If yes, please enclose the amendment labeled Attachment A	Х	
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-	的影響學門	
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	<b>建基础</b>	
5/11-74.6-22 (d) (4)]		
Please enclose the Legal Counsel Opinion labeled Attachment C		Х
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including		
any project implemented in the preceding fiscal year and a description of the activities undertaken? [65		
ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]	1	
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 submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d)	I	
(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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and	1	
[5/11-74.6-22 (d) (8) (A)]	X	
If yes, please enclose the Official Statement labeled Attachment I Was 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)		
	1 1	
(B) and 5/11-74.6-22 (d) (8) (B)]	x	
If yes, please enclose the Analysis labeled Attachment J		
Cumulatively, have deposits equal or greater than \$100,000 been made 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 revenue equal to or greater than \$100,000 been made into	7	
the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)	_	
If yes, please enclose a Certified audit report reviewing compliance with the Act labeled		
Attachment L	X	

<sup>\*</sup> Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

## SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5)) Provide an analysis of the special tax allocation fund.

	Rep	orting Year	Cumulative
Fund Balance at Beginning of Reporting Period	\$	(93,018.00)	
Revenue/Cash Receipts Deposited in Fund During Reporting FY:			<b>p</b>

				% of Total
Property Tax Increment	\$	- [	\$ -	0%
State Sales Tax Increment	\$	-	\$	0%
Local Sales Tax Increment	\$		\$ -	0%
State Utility Tax Increment	S		\$ .	0%
Local Utility Tax Increment	\$	-	s -	0%
Interest	\$		\$ -	0%
Land/Building Sale Proceeds	\$	-	s .	0%
Bond Proceeds	\$		s .	0%
Transfers from Municipal Sources	\$		\$ .	0%
Private Sources	S		\$	0%
Other (identify source; if multiple other sources, attach			Ψ	0 78
schedule)	\$	_	\$ -	0%

0%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	\$ -	
Cumulative Total Revenues/Cash Receipts	\$	
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 45,520.99	
Distribution of Surplus	\$ **	
Total Expenditures/Disbursements	\$ 45,521	
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$ (45,521)	
FUND BALANCE, END OF REPORTING PERIOD	\$ (138,539)	

<sup>-</sup> if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))
ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND (by category of permissible redevelopment cost, amounts expended during reporting period)

#### FOR AMOUNTS >\$5,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

4. Costs of studies administration and sufficient leading. Culturation (aVA) and (a) (4)		Reporting Fiscal Year
Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)      Neal Murdock & Leroy  McGuire Woods	19,090.50	
Jascula/Terman & Assoc	14,880.10 8,625.00	
Earl Neal & Associates	1,773.75	国的政治,而1900年,2000年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,1900年,19
Chicago Tribune	832.64 220.00	
Klein Thorpe & Jenkins	99.00	作。"其他的自己的自己了数据数据。
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		\$ 45,521
		\$ -
B. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
Journal (U/L2), (U/L2) and (U/L3)	Accessed to the first transfer and the first	
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public		<b>\$</b>
ouildings. Subsection (q)(3) and (o)(4)		
		5-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	MARINETAN AND AND AND AND AND AND AND AND AND A	GAMERICA ELECTRON
		<b>S</b> -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs		
Recovery TIFs ONLY		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)	WY SPECIAL TO POST NO. 12 11 100 ST 15 ST	<b>\$</b> **CONTROL OF CONTROL OF CONTROL
and (o)(12)		
		\$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
		-
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		5 -
<ol> <li>Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY</li> </ol>		
projects execution (47). 197 - Extrapolitical incident in Court in	And The of the Colonial States and the Colonial States and Colonia	
11. Relocation costs. Subsection (q)(8) and (o)(10)		\$   English Walders For the Walders
		经建筑管理机 斯德亚斯斯特 化二次
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		<b>\$</b> 
		RESIDENCE VINERAL PLAT
13. Costs of job training, retraining advanced vocational or career education provided by other taxing		
bodies. Subsection (q)(10) and (o)(12)		
		\$
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
redevelopment projects. Subsection (d)(11/(A-E) and (o)(13/(A-E)	SAN (1980) AV 1713 L. D. 1915, PA 1815 A	
		\$ -
15. Costs of construction of new housing units for low income and very low-income households.		The state of the s
Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY	理理學 型出产种物	<b>国际</b> 的现在分词
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax		
Increment Allocation Redevelopment TIFs ONLY		
TOTAL ITEMIZED EXPENDITURES		\$ 45 524
TOTAL TIGINIZED EXPENDITURES	L	\$ 45,521

List all vendors,	, including other i	municipal funds,	that were p	paid in excess	of \$5,000	during th	e current
reporting year.							

There were no vendors, including other municipal funds, paid in excess of \$5,000 during the current reporting period.

Name	Service	Amount
Neal Murdock & Leroy McGuire Woods	Market Analysis Services Legal Services Marketing Services	\$ 19,090.50 14,880.10
McGuire Woods	Legal Services	\$ 14,880.10
Jascula/Terman & Assoc	Marketing Services	\$ 8,625.00
		<u> </u>
		 <u></u>

# SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5)) Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period (65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD		\$ (138,539)
	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		,
Total Amount Designated for Obligations	\$ -	\$ -
2. Description of Project Costs to be Paid		
Total Amount Designated for Project Costs		\$ -
TOTAL AMOUNT DESIGNATED		\$ -
SURPLUS*/(DEFICIT)		\$ (138,539)

<sup>\*</sup> NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

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

Provide a description of all property purchased I	by the municipality	during the reporting	j fiscal year within the
---	---------------------	----------------------	--------------------------

\_X\_\_ 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:	

## SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G) Please include a brief description of each project.

## X No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

		Estimated Investment for	
		Subsequent Fiscal	Total Estimated to
	11/1/99 to Date	Year	Complete Project
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	1 +	\$ -
Ratio of Private/Public Investment	0		0
Project 1:	7		
Private Investment Undertaken (See Instructions)		- Jr	,
Public Investment Undertaken (See Instructions)			
Ratio of Private/Public Investment	0		
Trade of Trivater abile investment			0
Project 2:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 3:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			,,
Ratio of Private/Public Investment	0		0
Project 4:	1		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0
Project 5:			
Private Investment Undertaken (See Instructions)		, , , , , , , , , , , , , , , , , , , ,	
Public Investment Undertaken			
Ratio of Private/Public Investment	0	<b>建制度等的。基础设施的</b>	0
Project 6:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0	直接 主要的对方 多层 "这里,	0
Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken (See Instructions)			
Ratio of Private/Public Investment	0		
, tate of the about 11 your lines		Proceedings of the state of the	0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

#### **SECTION 6**

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		Reporting Fiscal Year
designated	Base EAV	EAV
1993	\$ 122,812	\$ -

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

\_\_X\_\_\_ The overlapping taxing districts did not receive a surplus.

	Surplus Distributed from redevelopment
Overlapping Taxing District	project area to overlapping districts
	- \$
-	\$
	\$ -
	\$ -
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$ -
	\$ .
	\$ -

#### **SECTION 7**

Provide information about job creation and retention

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

#### **SECTION 8**

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

Optional Documents	Enclosed	
Legal description of redevelopment project area	Previously Submitted	
Map of District	Previously Submitted	



The Village of Oak Park Village Hall 123 Madison Street 708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment B Oak Park, Illinois 60302-4272 CERTIFICATE OF VILLAGE PRESIDENT

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Dear Sir or Madam:

- I, Joanne E. Trapani, Village President of the Village of Oak Park, Illinois, in order to comply with the requirements of the Tax Increment Allocation Redevelopment Act (the "Act") do hereby certify with regard to the Harlem/Garfield Oak Park Tax Increment Financing Redevelopment Project of the Village that:
- 5. The Village of Oak Park will pursue implementation of the Redevelopment Plans in an expeditious manner;
- 6. There were no amendments to the Redevelopment Plans or Projects during the period of January 1, 2003 through December 31, 2003.
- 7. The incremental revenues created pursuant to Chapter 65, ILCS 5/11-74.4-1, et. seq. of the Act will be exclusively utilized for the development of the Redevelopment Project Areas, and
- 8. The Village of Oak Park has complied with all the requirements of the Tax Increment Allocation Act, as amended, for the period of January 1, 2003 through December 31, 2003.

**IN WITNESS WHEREOF**, I have hereunto subscribed my hand this 12th day of November 2004.

Village,of Oak Park

yoanne E. ⊤rapani Village President



The Village of Oak Park Village Hall 123 Madison Street Oak Park, Illinois 60302-4272 708.383.6400 Fax 708.383.6692 TTY 708.383.0048 village@vil.oak-park.il.us

## Attachment C CERTIFICATE OF VILLAGE ATTORNEY

November 12, 2004

Local Government Division
Office of the Comptroller
100 W. Randolph Street, Suite 15-500
Chicago, IL 60601

Re: Harlem/Garfield TIF - Oak Park, Illinois

Dear Sir or Madam:

This letter is written pursuant to the Illinois Tax Increment Redevelopment Allocation Act, <u>Illinois Compiled Statutes</u>, Chapter 65, ILCS 5/11-74.4-5 (d)(4) and 5/11-74.6-22 (d)(4).

I have reviewed all information provided to me by the Village administration, and I find the Village of Oak Park continues to conform to applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth hereunder to the best of my knowledge and belief.

This opinion relates to the Village's fiscal year beginning January 1, 2003, and ending December 31, 2003.

Sincerely.

Rayrdond 'Heise' Village Attorney

#### Attachment D

## VILLAGE OF OAK PARK, ILLINOIS 2003 SUMMARY OF ACTIVITIES

## HARLEM/GARFIELD AVENUE TIF DISTRICT

This district was created by ordinances approved by the Village Board on May 3, 1993. In 1998, the U.S. Post Office purchased a portion of the District from the CSX Railroad for the construction of a branch postal facility. The Village negotiated with the Postal Service an option for the purchase of the balance of the undeveloped property to the West that would allow for redevelopment control on the remaining property. The Village then subsequently purchased the property in 2002 utilizing proceeds from another funding source.

In 2003, a non-TIF related Business Retention Agreement was entered into with Volvo of Oak Park to relocate to the North West corner of Harlem and Garfield. Though no TIF incentive was utilized for this agreement, future increment from the development will assist the Village in removing the current deficit that exists in the fund from previously paid consulting studies related to the this TIF District. The Village staff is still reviewing the Arthur Andersen Consulting report and the options as to whether the TIF should continue, be expanded or dissolved.

## VILLAGE OF OAK PARK, ILLINOIS

## PRELIMINARY AND TENTATIVE FOR DISCUSSION PURPOSES ONLY

# SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL SPECIAL TAX ALLOCATION FUND

For the Year Ended December 31, 2003

		Original and Final			
		Budget		Actual	
REVENUES					
Taxes					
Incremental property taxes	\$	5,500,000	\$	6,494,361	
Sales taxes	Ψ	200,000	Ψ.	393,465	
Charges for services		200,000		237,717	
Investment income		100,000		83,894	
Miscellaneous		200,200		45,054	
Sale of property		••		12,944	
Total revenues	All the later of t	6,000,000	d de magine e	7,222,381	
EXPENDITURES					
Economic and community development					
Personal services		346,762		201 224	
Materials and supplies		5,750		301,324	
Contractual services		1,920,245		2,360	
Capital outlay		•		2,054,131	
		5,745,000		2,059,124	
Total expenditures		8,017,757		4,416,939	
EXCESS (DEFICIENCY) OF REVENUES				N N	
OVER EXPENDITURES		(2,017,757)		2,805,442	
		,			
OTHER FINANCING SOURCES (USES)					
Loss on sale of land held for resale		-		(387,093)	
Transfers (out)		(1,710,176)		(1,710,176)	
Total other financing sources (uses)		(1,710,176)		(2,097,269)	
NET CHANGE IN FUND BALANCE	_\$_	(3,727,933)	ı	708,173	
FUND BALANCE, JANUARY 1				10,677,295	
FUND BALANCE, DECEMBER 31			\$	11,385,468	

## VILLAGE OF OAK PARK, ILLINOIS

## PRELIMINARY AND TENTATIVE

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MADISON STREET TIF FUND

For the Year Ended December 31, 2003

		4			
		Original and Final			
		Budget		Actual	
REVENUES					
Taxes					
Incremental property taxes	\$	525,000	\$	1,099,916	
Investment income	***************************************	30,000		1,378	
Total revenues	Siller transfer quant	555,000		1,101,294	
EXPENDITURES  Economic and community development					
Personal services		51,884		34,696	
Materials and supplies		10,200		3,038	
Contractual services		411,586		229,384	
Capital outlay	•	271,575		105,327	
Total expenditures		745,245	······································	372,445	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES		(190,245)		728,849	
OTHER FINANCING SOURCES (USES)	,				
Transfers (out)		(118,000)		(118,000)	
NET CHANGE IN FUND BALANCE		(308,245)	•	610,849	
FUND BALANCE, JANUARY 1			·	1,748,161	
FUND BALANCE, DECEMBER 31			\$	2,359,010	

## VILLAGE OF OAK PARK, ILLINOIS

## PRELIMINARY AND TENTATIVE

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL HARLEM/GARFIELD TIF FUND

## For the Year Ended December 31, 2003

	and	Original and Final Budget		Actual	
REVENUES	*				
None		5+ <b>-</b>	\$		
EXPENDITURES  Economic and community development  Contractual services					
Consultant fees/legal		***		45,521	
NET CHANGE IN FUND BALANCE	\$		=	(45,521)	
FUND BALANCE (DEFICIT), JANUARY 1				(93,018)	
FUND BALANCE (DEFICIT), DECEMBER 31				(138,539)	