

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

July 7, 2003

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, Illinois Compiled Statutes, 65, ILCS 5/11-74.4-1 et seq., attached please find the Village of Oak Park's annual report on its Tax Increment Finance Districts for its fiscal year ending December 31, 2002.

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. A total of five (5) properties were purchased in 2002; three (3) in the Downtown Oak Park district and two (2) in the Madison Street TIF District.
- 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. An 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 2002 fiscal year.
- 6. Summary Statements setting for all activities of the TIF Districts in 2002 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 2002 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 2002 fiscal year.

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

\$incerely,

Gregory J. Pèters 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: 2002

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 Redevelopment Act 65 LCS 5/11-74.4-3 et. seq.

Written signature of TIF Administrator

June 30, 2003

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 ROW:	S AS NECESS	ARY
Name of Redevelopment Project Area	Date Designated	Date Terminated
Downtown Oak Park TIF District		
Madison Street TIF District	Feb 6, 1995	
Harlem/Garfield TIF District	May 3,1993	
	l	

<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.]



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# Attachment B CERTIFICATE OF VILLAGE PRESIDENT

June 27, 2003

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, 2002 through December 31, 2002.
- 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, 2002 through December 31, 2002.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 27<sup>th</sup> day of June 2003.

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

June 27, 2003

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, 2002, and ending December 31, 2002.

Sincerely,

Raymond Heise

### Attachment D

## VILLAGE OF OAK PARK, ILLINOIS 2002 SUMMARY OF ACTIVITIES

## DOWNTOWN TIF DISTRICT

The Village maintained its aggressive approach to redevelopment efforts in 2002. The Development known as the Shops of Downtown Oak Park, as well as a majority of the TIF District, continued to experience almost full occupancy. An attached spreadsheet indicating sales taxes from 1993 through 2002 is attached.

In addition, the following other activities occurred in 2002:

- > \$347,701 Contributed to Downtown Oak Park and the Oak Park Area Arts Council for both marketing and fine arts promotion in the Downtown TIF.
- ▶ \$1,057,263 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 22.5% of increment received from the 2000 tax levy if the School District is at its maximum mill rate. This distribution was not based upon the District designating a surplus.
- > \$82,947 Distributed to three businesses under the Retail Rehab Grant Program.
- ▶ \$2,700,000 Expended for the purchase of three properties in the district that were deemed to be desirable for future development.
- ▶ \$620,118 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 submittal, \$333,456.84 was expended on environmental remediation of a designated redevelopment area.
- \$158,826 Received in rental income on various village-owned properties as additional analysis and potential future property assemblage is considered.

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

Name of Redevelopment Project Area:	Downtown Oak Park TIF
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 designation	ted? (check one):
Tax Increment Allocation Redevelopment Act _ X _ Industrial Jobs Recovery Law _	
Tax more ment and a second sec	

	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)]	V	
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)]		X
Please enclose the CEO Certification labeled Attachment B	2000年2月1日 2000年2月 2000年20 200	
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)]		X
Please enclose the Legal Counsel Opinion labeled Attachment C	Maria de Caraciana	
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)]		Х
If yes, please enclose the Activities Statement labeled Attachment D  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]		
LCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)	ļ	
If yes, please enclose the Agreement(s) labeled Attachment E	Х	
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	х	
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	l ×	
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		
(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
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		
If yes, please enclose Addited financial statements of the special tax anotation fund		X
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into		<del> </del>
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into	_	1
the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)	4	
If yes, please enclose a Certified audit report reviewing compliance with the Act labele	<b>4</b>	X
Attachment L	1	<del></del>

<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	\$	8,596,270.00			
Revenue/Gash-Receipts Deposited in Fund During Reporting FY:				٤.	% of Total
Property Tax Increment	\$	5,857,395	\$	54,110,216	73%
State Sales Tax Increment	\$	278.055	\$	775,057	1%
Local Sales Tax Increment	18	260,870	\$	260,870	0%
State Utility Tax Increment	+				0%
Local Utility Tax Increment	<del>                                     </del>				0%
Interest	\$	90,938	\$	2,836,903	4%
Land/Building Sale Proceeds	1		\$	1,610,523	2%
Bond Proceeds			\$	13,869,747	19%
Transfers from Municipal Sources					0%
Private Sources	1	<del></del>	\$	326,049	0%
Other RENT/MISCELLANEOUS	\$	158,826	\$	474,939	1%
Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	\$	6,646,084	]		
Cumulative Total Revenues/Cash Receipts			\$	74,264,304	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2	2) \$	4,565,059.29	]		*
Distribution of Surplus	\$	-	]		
Total Expenditures/Disbursements	\$	4,565,059	]		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$	2,081,025	]		

Reporting Year

10,677,295

Cumulative

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)]

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		850.00		
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			始為經濟的問題	
			\$	3,510,
Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)	<b>国共产业的基本的</b>		<b>经过程的</b>	- 4: - P.O
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Public Contributions - Downtown Oak Park	\$ 312	2,700.00	<b>进程是非规则的</b>	
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Public Contributions - Downtown Oak Park				
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council	\$ 35	5,000.72	が記載されている。	
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Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost osection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements Cook County Collector/Property Taxes  METRA	\$ 35 \$ \$ 4 \$ \$ 33 \$ 5 5 \$ 5 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00	\$	347
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Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost beection (q)(2), (o)(2) and (o)(3) Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements Cook County Collector/Property Taxes METRA Wigdahl Electric/Electric Relocation in Alley Larry's Plumbing Oak Brook Mechanical	\$ 35 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	783.00  345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14	<b>S</b>	347
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00  345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14	<b>S</b>	347
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3) Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements Cook County Collector/Property Taxes  METRA Wigdahl Electric/Electric Relocation in Alley Larry's Plumbing Oak Brook Mechanical	\$ 35 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$	783.00  345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14	<b>S</b>	347
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3) Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements Cook County Collector/Property Taxes METRA Wigdahl Electric/Electric Relocation in Alley Larry's Plumbing Oak Brook Mechanical Illinols E.P.A.	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00  345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14	\$	347
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing  Oak Brook Mechanical Illinois E.P.A.  Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing put	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$	347 347 458
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing  Oak Brook Mechanical Illinois E.P.A.  Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing put	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$ \$ \$ \$ \$	347 347 458
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing  Oak Brook Mechanical Illinois E.P.A.  Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing put	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$	347 347 458
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3) Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements Cook County Collector/Property Taxes  METRA Wigdahl Electric/Electric Relocation in Alley Larry's Plumbing Oak Brook Mechanical	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$ \$ \$ \$ \$	347, 347, 458
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost bsection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing  Oak Brook Mechanical Illinois E.P.A.  Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing put	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$	347, 347, 458
Public Contributions - Downtown Oak Park Public Contributions - Oak Park Area Arts Council  Property assembly, demolition, site preparation and environmental site improvement cost beection (q)(2), (o)(2) and (o)(3)  Chicago Title/1120-22 Lake Street/Payment of \$1,350,000 for property acquisition and reflected in fund balance as Investment but not reflected as expense in Village Audit Chicago Title/1116 Lake Street/Payment of \$1,000,000 for property acquisition and reflected in fund balance as investment but not reflected as expense in Village Audit Stewart Title/1113 Lake Street/Payment of \$350,000 for property acquisition and reflecte in fund balance as investment but not reflected as expense in Village Audit Ticor Title - Euclid Terraces Remediation Reimbursements  Cook County Collector/Property Taxes  METRA  Wigdahl Electric/Electric Relocation in Alley  Larry's Plumbing  Oak Brook Mechanical  Illinois E.P.A.  Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing publications.	\$ 35 \$ 5 \$ 33 \$ 5 \$ 5 \$ 1	783.00 - 345.50 3,456.84 3,447.67 0,000.00 7,370.00 2,050.00 804.14 500.00	\$	347, 347, 458

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ost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7)			蠹
(o)(12)			2.5
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inancing costs. Subsection (q) (6) and (o)(8)	A CONTRACTOR OF THE PROPERTY O		r E
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Opiored administration and the second	\$ 120,883.81		27
Hawk Enterprises, Inc	\$ 120,883.81	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN TRANSPORT NAMED IN THE PERSON NAMED IN TRANSPORT NAMED IN THE PERSON NAMED I	15
Retail Rehab Grant - Subway	\$ 30,432.00	A. 在. 在. 在. 10 10 10 10 10 10 10 10 10 10 10 10 10	- 5
Retail Rehab Grant - The Lake Room	\$ 28,515.00		, Z
	\$ 24,000.00		1
Retail Rehab Grant - Café le Coq	\$ 15,000.00		3
Orlando Lopez Construction	70,000.00	Contract of the second	17
Andco Industries	\$ 12,341.61		35
Nicholas Associates	\$ 4,921.00		35.7
	\$ 3,325.00	<b>《是来和邓克里》</b> 在121	12
M-K Signs	e 1885.00 E	<b>"不是是我们的是我们的是我们的是我们的</b>	TH.
LPS Pavement Company	f 1,000.00 [	。 1. 数据 1. 数是 1. 数据 1. 数据 1. 数是 1. 数是 1. 数据 1. 数是 1.	742
MWRD	\$ 1,655.00		-
Odin Concrete Cutting	\$ 1,350.00	The second second second second	-
	<u> </u>	表面是可以自己的主义	33
		\$ 244,3	300
	Service and Company of the Company		36
. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing	<b>元章 在一种企业中的企业</b>		E
ojects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY	的上方在1000mm200mm200mm200mm200mm200mm200mm200		20
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		\$ .	
		SECRETARY TO THE PARTY OF	7
Relocation costs. Subsection (q)(8) and (o)(10)	THE RESIDENCE OF THE PROPERTY		Ä
		300000 C284 0 C384	\$ 150
		<b>海岸市大学等的</b>	4
		\$ .	
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. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)	15 45 CONTRACTOR CONTRACTOR STATEMENT AND STATEMENT OF ST	ATTENDED OF THE PERSON	31.
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		到了一种人们也是现在的	434
		\$	
3. Costs of job training, retraining advanced vocational or career education provided by other		44.000	
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xing bodies. Subsection (q)(10) and (o)(12)	Programme and the second of the fourth	Property and the same	乭
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		<b>学的工作品类出版。</b> 3	1922
		\$ .	
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1. Costs of reimbursing private developers for interest expenses incurred on approved	"是经验是不得一种的		
development projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)	STATES OF STATES	Francisco della Transferia di Constituti	4 59 5.7
Midwest Bank - Interest Subsidy	\$ 3,807.00		<u> 25.</u>
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		\$ 3,	<u>ن.</u>
5. Costs of construction of new housing units for low income and very low-income households	. 以下进行的	川岩 运用的发展的 3.6%	癴
3. Custs of Constitution of new modeling units of new modeling and selection of the constitution of new modeling units of new modeling units of the modeling units of the constitution of		45040000000000	4
ubsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY	THE THE STATE OF THE STATE OF THE STATE OF THE		Ť
		<b>新聞報報報的報告的</b>	44
		\$	
	AND AND SOME STREET		
6. Cost of day care services and operational costs of day care centers, Subsection (q) (11.5)		<b>到1988年後開發的影響等影響</b>	, A
Tax Increment Allocation Redevelopment TIFs ONLY	1997年的特殊問題[7]	317 图 1982 图 37 图 58 图 50	
ax increment Anocation redevelopment in a ONE.		Washing Edward Commen	17
		add 在这种基础的产品的主要	, ,
		S	_
			=
TOTAL ITEMIZED EXPENDITURES		\$ 4,565	21

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
hicago Title/1120-22 & 1116 Lake Street	Land Acquisition	\$	2,350,783.00
ebt Service Abatement Transfer	Debt Service Transfer	\$	1,672,930.00
		<u> </u>	
ook County Treasurer/Tax Agency Distribution	Tax Agency Distribution	\$	1,057,263.82
tewart Title/1113 Lake Street	Land Acquisition	\$	350,345.50
icor Title - Euclid Terraces Remediation	Developer Reimbursements for		
Reimbursements	Remediation	\$	333,456.84
General Fund Transfer	Operating Overhead Transfer	\$	325,000.00
Public Contributions - DTOP	Marketing Support	\$	312,700.00
Hawk Enterprises, Inc	Street Lighting	\$	120,883.81
ransfer to CIP Fund	Capital Improvements Transfer	\$	100,000.00
Earl Neal & Assoc	Legal Services	\$	74,029.22
Lyons Electric	Traffic Signalization	\$	58,097.04
	Property Taxes on Village-Owned		
Cook County Collector/Property Taxes	Properties	\$	53,447.67
METRA	Contribution to Multi-Modal Station	\$	50,000.00
Antunovich Associates	Architectural Services	\$	49,308.41
Ross & Hardies	Legal Services	\$	37,092.75
TetraTech EM	Environamental Engineering	\$	35,373.68
Public Contributions - OPAAC	Marketing Support	\$	35,000.72
Village of Oak Park Payroll	Personnel Salary Costs	\$	33,264.00
Retail Rehab Grant - Subway	Retail Rehab Grant Program	\$	30,432.00
Retail Rehab Grant - The Lake Room	Retail Rehab Grant Program	\$	28,515.00
Retail Rehab Grant - Café le Coq	Retail Rehab Grant Program	\$	24,000.00
Klein Thorpe & Jenkins	Legal Services	\$	18,766.35
Wigdahl Electric/Electric Relocation in Alley	Electric Utility Relocation	\$	17,370.00
Orlando Lopez Construction	Rehab of Villag-Owned Property	\$	15,000.00
Andco Industries	Gateway Signage Program	\$	12,341.6
Terra Engineering	Engineering Services	\$	9,392.00
NICOR/Rental Properties	Utility Services	\$	8,406.20
Comm Ed/Rental Properties	Utility Services	\$	8,015.7
Confin Ed/Rental Froperties			
		_	
		_	
		_	

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		[	\$	10,677,295
	1	unt of Original	Amou	ınt Designated
1. Description of Debt Obligations				
1995A G.O. Bonds	\$	5,500,000	\$	477,401
1995B G.O. Bonds	\$	2,950,000	\$	807,775
	\$	8,450,000	\$	1,285,176
Total Amount Designated for Obligations	Ιφ	0,450,000	ΙΨ	1,1200,1
2. Description of Project Costs to be Paid		Account to the control of the contro	9	
Properties Acquired in 2002 and previous years currently reflected in Fund Balance as Investments, not as Expenditures			<b>69</b>	5,659,330
to Fund - Titled in CAFR as "Reserved for land held for resale"			\$ \$	5,017,965
Titled in CAFR as "Reserved for TIF Projects"  Additional Redevelopment Projects Identified by Resolution of the Village Board on December 2, 2002			\$	13,975,000
Designated Tax Agency Distribution for January 2003 based upon 2001 Tax Rates			\$	1,178,233
	<b>学型</b>		<u> </u>	
Total Amount Designated for Project Costs			\$	25,830,528

TOTAL AMOUNT DESIGNATED

SURPLUS\*/(DEFICIT)

27,115,704

(16,438,409)

\$

<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

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

Property (1):	4401 1 0 0 1
Street address	1113 Lake Street
Approximate size or description of property:	0.000.000
Purchase price:	\$ 350,000.00
Seller of property:	Fidel and Herlinda Garcia
Property (2):	444C Lates Chroat
Street address	1116 Lake Street
Approximate size or description of property:	4 000 000 00
Purchase price:	\$ 1,000,000.00
Seller of property:	Lloyd's of London
Property (3):	4400 Lake Chroat
Street address	1120 Lake Street
Approximate size or description of property:	4 250 000 00
Purchase price:	\$ 1,350,000.00
Seller of property:	Norman Silverman, beneficiary and agent for the other beneficiary
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.

		Т	Estimated		
			Investment for		Ĭ
		İ	Subsequent Fiscal	Total F	stimated to
and Andrew And		700 4 - D-4-	,		lete Project
	17/1/	99 to Date	Year	Comp	iete rioject
TOTAL:					
Private Investment Undertaken (See Instructions)	\$	229,998	\$ -	\$	229,998
Public Investment Undertaken	\$	82,947	\$ -	\$	82,947
Ratio of Private/Public Investment		2 17/22	是1959年,1968年,1967年		2 17/22
Paris and dis	٦				
Project 1: Retail Rehab Grant - 728 Lake Street - Lake Room	1				
Restaurant				·	
Private Investment Undertaken (See Instructions)	\$	73,235		\$	73,235
Public Investment Undertaken	\$	28,515		\$	28,515
Ratio of Private/Public Investment		2 25/44			2 25/44
Project 2:	٦				
Retail Rehab Grant - 1000 Lake Street - Subway	1				*
Sandwich Shop	<del></del>			1 @	60,863
Private Investment Undertaken (See Instructions)	\$	60,863		\$	30,432
Public Investment Undertaken	\$	30,432		\$	
Ratio of Private/Public Investment		2			2
	7				
Project 3:	1				
Retail Rehab Grant - 734 Lake Street - Café Le Coq					
Private Investment Undertaken (See Instructions)	\$	95,900		\$	95.900
Private investment Undertaken (See instructions)	\$	24,000		\$	24,000
Public Investment Undertaken	<del>  "</del>	4	/# /#/65/90pds: 7E-2010-52		4
Ratio of Private/Public Investment				201	
Project 4:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0	<b>建筑的电影型型</b>	¥ <b>!</b>	0
Project 5:					
Project 3.					
Private Investment Undertaken (See Instructions)					
		0			0
Private Investment Undertaken (See Instructions) Public Investment Undertaken		0		· · · · · · · · · · · · · · · · · · ·	0
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6:		0			0
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6: Private Investment Undertaken (See Instructions)		0		鄞	0
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6:  Private Investment Undertaken (See Instructions) Public Investment Undertaken					
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6: Private Investment Undertaken (See Instructions)		0			0
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6:  Private Investment Undertaken (See Instructions) Public Investment Undertaken					
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6:  Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment					
Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 6:  Private Investment Undertaken (See Instructions) Public Investment Undertaken Ratio of Private/Public Investment  Project 7:					

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		Repo	rting Fiscal Year
designated	Base EAV		EAV
1983	\$ 23,762,593	\$	66,655,761

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 Intergor	vernmental Settlement Agreement		
THE distribution indicated is due to all intergo-	Surplus Distributed from redevelopment		
Overlapping Taxing District	project area to overlapping districts		
Cook County	\$ 46,282		
Cook County Health Facilities	\$ 17,069		
Forest Preserve District of Cook Co.	\$ 5,690		
Consolidated Elections	\$ 2,717		
Suburban TB Sanitarium	\$ 594		
Township of Oak Park	\$ 16,475		
General Assistance - Oak Park	\$ 2,123		
Metro Water Reclamation District	\$ 34,053		
Des Plaines Valley Mosquito Abatement	\$ 1,104		
Consolidated High School 200	\$ 307,073		
Triton Community College District 504	\$ 25,986		
Oak Park - Park District	\$ 21,230		
Oak Park Library	\$ 70,909		
Village of Oak Park	\$ , 140,204		
Oak Park Mental Health District	\$ 11,464		
Village of Oak Park SSA # 1	\$ 79,360		
School District 97	\$ 395,900		
	\$		
	\$		

#### **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:

Generally the Downtown Oak Park area between Harlem Ave and East Ave

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

Downtown Oak Park Sales Tax

e i		0.0.0.0.0.0.0		
% Change		.35.54% .10.38% .19.08% .16.34% 10.14% .22.96% .13.29% .13.29% .7.88% .4.40% .7.70%		
2002	Harackan and Anna Anna	\$ 21,830.79 \$ 23,198.27 \$ 28,784.90 \$ 26,209.12 \$ 31,630.53 \$ 23,157.36 \$ 31,154.34 \$ 31,035.13 \$ 28,993.10 \$ 44,176.83	-12.35%	
TO CONTRACT		\$ 33,868.54 \$ 25,884.73 \$ 35,573.25 \$ 27,158.35 \$ 27,902.56 \$ 27,902.56 \$ 22,796.83 \$ 35,927.91 \$ 33,689.93 \$ 47,863.91 \$ 47,863.91	-1.29%	
THE REPORT OF THE PERSON OF TH		\$ 28,405.92 \$ 30,272.17 \$ 27,766.75 \$ 34,086.01 \$ 32,793.14 \$ 35,025.05 \$ 36,647.02 \$ 34,647.02 \$ 34,647.02 \$ 34,412.31 \$ 32,037.18 \$ 32,037.18 \$ 44,149.78	-5.23%	
Tables and Comment of the Comment of	WARRED STATES	\$ 27,001.29 \$ 27,555.39 \$ 32,815.99 \$ 25,984.22 \$ 35,431.81 \$ 34,523.11 \$ 32,650.40 \$ 32,650.40 \$ 37,223.04 \$ 32,517.03 \$ 32,517.03 \$ 32,151.76	19.93%	
	1866	\$ 26,399.94 \$ 24,841.95 \$ 24,650.43 \$ 26,456.86 \$ 30,277.61 \$ 27,223.70 \$ 37,729.59 \$ 36,534.71 \$ 36,534.71 \$ 36,534.71 \$ 36,534.71 \$ 36,534.71	43.14%	
	11997	\$ 22,833.36 \$ 21,222.36 \$ 20,257.09 \$ 18,674.68 \$ 20,257.09 \$ 19,944.61 \$ 16,721.74 \$ 17,123.06 \$ 18,363.66 \$ 20,229.86 \$ 32,578.91	-11.57%	
	100119961410 CAST 9977 10 CAST 998 NA	\$ 19,042.84 \$ 22,833.36 \$ 26,399.94 \$ 5.0,656.94 \$ 18,674.68 \$ 24,650.43 \$ 20,530.02 \$ 18,674.68 \$ 24,650.43 \$ 20,530.02 \$ 18,181.97 \$ 24,650.43 \$ 22,307.78 \$ 19,944.61 \$ 30,277.61 \$ 23,307.02 \$ 17,123.06 \$ 27,223.70 \$ 25,560.91 \$ 20,229.86 \$ 36,347.71 \$ 33,461.69 \$ 32,578.91 \$ \$ 32,578.91 \$ \$ 33,461.69 \$ \$ 32,578.91 \$ \$ \$ 32,578.91 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.99%	
i	10.8916	19,255.68 19,255.68 18,599.86 20,547.75 22,3547.75 22,146.05 22,146.05 22,146.05 22,146.05 22,146.05 22,146.05 22,146.05 22,139.99 22,139.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16 31,239.16	-3.51%	
	7.1994 · 1-	\$ 23,878.05 \$ 15,887.90 \$ 25,431.54 \$ 26,732.48 \$ 26,732.40 \$ 23,728.21 \$ 23,085.03 \$ 20,140.02 \$ 20,140.02 \$ 23,613.96 \$ 22,549.30 \$ 284,409.30	-9.03%	
	1992 元 1993 年 1994 6 1994	\$ 24,105.63 \$ 21,515.07 \$ 23,636.66 \$ 22,018.68 \$ 26,802.44 \$ 23,236.41 \$ 23,236.44 \$ 23,236.45 \$ 23,796.75 \$ 25,796.75 \$ 25,656.38 \$ 35,924.32	3.51%	
	1992 -	\$ 27,474.65 \$ 24,105.63 \$ 23,878.05 \$ 16,042.57 \$ 13,82.90 \$ 21,515.07 \$ 15,887.90 \$ 19,255.68 \$ 24,382.90 \$ 23,536.66 \$ 19,802.13 \$ 18,599.86 \$ 24,382.90 \$ 23,636.66 \$ 19,802.13 \$ 18,599.86 \$ 22,592.54 \$ 22,018.68 \$ 25,431.54 \$ 20,547.75 \$ 24,455.71 \$ 26,802.44 \$ 26,214.04 \$ 22,362.74 \$ 23,238.54 \$ 23,238.58 \$ 23,728.21 \$ 24,503.62 \$ 23,773.78 \$ 23,233.41 \$ 27,487.42 \$ 20,140.02 \$ 20,409.37 \$ 23,773.78 \$ 25,556.38 \$ 23,613.96 \$ 29,339.16 \$ 24,894.53 \$ 25,656.38 \$ 22,549.30 \$ 19,283.68 \$ 39,132.13 \$ 35,924.37 \$ \$284,409.30 \$ \$274,427.69.	1.26%	
	1991	5.19 5.19 5.19 3.41 4.30 9.80 9.80 9.80 9.80 1.24 1.09 4.35 4.35	% Inc/Dec	
	Month	January February March April May June July Augusr September October November December	% In	;

## VILLAGE OF OAK PARK, ILLINOIS

## FINANCIAL REPORT AND REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1142

## TAX INCREMENT FINANCING DISTRICT FUNDS

For the Year Ended December 31, 2002

#### INDEPENDENT AUDITOR'S REPORT

The Honorable Village President Members of the Village Board Village of Oak Park, Illinois

We have audited the accompanying balance sheet and the statement of revenues, expenditures and changes in fund balances for the Special Tax Allocation Fund, the Madison Street TIF Fund and the Harlem/Garfield TIF Fund special revenue funds, of the Village of Oak Park, Illinois, as of and for the year ended December 31, 2002. The financial statements are the responsibility of the Village of Oak Park, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The statements referred to above do not include the notes to financial statements. In our opinion, such notes are required by accounting principles generally accepted in the United States of America.

In our opinion, except for the effects on the financial statements of the omission described in the preceding paragraph, the financial statements referred to above present fairly, in all material respects, financial position and the revenues, expenditures and changes in fund balances of the Special Tax Allocation Fund, the Madison Street TIF Fund and the Harlem/Garfield TIF Fund of the Village of Oak Park, Illinois, as of and for the year ended December 31, 2002, in conformity with accounting principles generally accepted in the United States of America.

Aurora, Illinois May 23, 2003

### REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

The Honorable Village President Members of the Village Board Village of Oak Park, Illinois

We have examined management's assertion included in its representation letter dated May 23, 2003, that the Village of Oak Park, Illinois, complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2002. As discussed in that representation letter, management is responsible for the Village of Oak Park, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Oak Park, 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 Village of Oak Park, Illinois' compliance with statutory requirements.

In our opinion, management's assertion that the Village of Oak Park, Illinois, complied with the aforementioned requirements for the year ended December 31, 2002, is fairly stated in all material respects.

This report is intended solely for the information and use of the Village Board, management and the Illinois Department of Revenue, Illinois State Comptrollers office and the Joint Review Board and should not be used by anyone other than these specified parties.

Aurora, Illinois May 23, 2003

### VILLAGE OF OAK PARK, ILLINOIS

## BALANCE SHEET TAX INCREMENT FINANCING DISTRICT FUNDS

### December 31, 2002

		Special Tax Allocation		Madison Street TIF		Harlem/ Garfield TIF		Totals (Memorandum Only)	
ASSETS									
Cash and investments	\$ 3	5,115,804	\$	294,159	\$	-	\$	5,409,963	
Receivables									
Accrued interest		8,667		-		-		8,667	
Land held for resale		5,659,330		1,501,000		_		7,160,330	
TOTAL ASSETS	\$ 10	),783,801	\$	1,795,159	\$	-	\$	12,578,960	
LIABILITIES AND FUND BALANCE									
LIABILITIES									
Accounts payable	\$	95,608	\$	44,824	\$	1,820	\$	142,252	
Accrued payroll		10,898		2,174		-		13,072	
Due to other funds		_		· •		91,198		91,198	
Total liabilities		106,506		46,998		93,018		246,522	
FUND BALANCE									
Reserved for land held for resale		5,659,330		1,501,000		-		7,160,330	
Reserved for TIF projects		5,017,965		247,161		(93,018)	}	5,172,108	
Total fund balances	_1	0,677,295		1,748,161		(93,018)	)	12,332,438	
TOTAL LIABILITIES AND									
FUND BALANCE	\$ 1	0,783,801	\$	1,795,159	\$	-	9	12,578,960	

### VILLAGE OF OAK PARK, ILLINOIS

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE TAX INCREMENT FINANCING DISTRICT FUNDS

#### For the Year Ended December 31, 2002

		pecial Tax Allocation		Madison Street TIF			(M	Totals cmorandum Only)
REVENUES								
Taxes								
Incremental property taxes	\$	5.857,395	\$	589,776	\$	-	\$	6,447,171
Incremental sales taxes		538,925		~		-		538,925
Charges for services		158,826				-		158,826
Investment income		90,938		14,856				105,794
Total revenues		6,646,084		604,632		_		7,250,716
EXPENDITURES								
Current								
Economic and community development		2,467,129		289,848		22,218		2,779,195
Total expenditures		2,467,129		289,848		22,218		2,779,195
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES		4,178,955		314,784		(22,218)	)	4,471,521
OTHER FINANCING SOURCES (USFS) Operating transfer (out)		(2,097,930)		(123,800)		-		(2,221,730)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER		0.001 4-2		100.05				
FINANCING USES		2,081,025		190,984		(22.218	)	2,249,791
FUND BALANCE, JANUARY I		8,596,270		1,557,177		(70,800	)	10,082,647
FUND BALANCE, DECEMBER 31	S	10,677,295	S	1,748,161	\$	(93,018	) S	12,332,438



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illiania 50303 403

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

June 27, 2003

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, 2002 through December 31, 2002.
  - 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, 2002 through December 31, 2002.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 27<sup>th</sup> day of June 2003.

Village of Oak Park

Hage 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

June 27, 2003

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, 2002, and ending December 31, 2002.

Sincerely,

Raymond Heise Village Attorney

### Attachment D

## VILLAGE OF OAK PARK, ILLINOIS 2002 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.

- > \$111,551 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.
- > \$1,301,500 Expended for the purchase of two properties in the district that were deemed to be desirable for future development. Additionally, \$43,165 was utilized for the demolition and asbestos abatement of buildings on property purchased in 2001.
- > \$12,782 Expended funds on three business interest loan subsidy payments with the Oak Park Development Corporation.
- ▶ \$9,950 Expended for marketing services and support to the Madison Street Business Association.

## 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
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 design	gnated? (check one):
Tax Increment Allocation Redevelopment Act _X Industrial Jobs Recovery La	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)]	i	
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)]		X
Please enclose the CEO Certification labeled Attachment B		
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
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]	1	
ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]		V
listing places and one the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of		
lany property within the redevelopment project area or the area within the State Sales Tax Boundary? Ico	'l	
ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]	1	
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	1	
[5/11-74.6-22 (d) (7) (D)]	1	ı
Is you please anclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have	9	
received or are receiving payments financed by tax increment revenues produced by the same TIP? To	5	
lu CS 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 (0	1)	
(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	n	
and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (	B)	
(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	on	
Cumulatively, have deposits equal of global field \$100,000 book 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		X
labeled Attachment K	uto.	<del>                                     </del>
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made in		
the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)	n d	
If yes, please enclose a Certified audit report reviewing compliance with the Act label	5U	×
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	Cı	umulative	
Fund Balance at Beginning of Reporting Period	\$	1,557,177.00			
Revenue/Cash Receipts Deposited in Fund During Reporting FY:					
Nevertidal dual i resemble de presentation de la constant de la co					% of Total
Property Tax Increment	\$	589,776	\$	3,102,369	76%
State Sales Tax Increment					0%
Local Sales Tax Increment					0%
State Utility Tax Increment					0%
Local Utility Tax Increment					0%
Interest	\$	14,856	\$	233,026	6%
Land/Building Sale Proceeds					0%
Bond Proceeds			\$	735,000	18%
Transfers from Municipal Sources					0%
Private Sources					0%
Other (identify source; if multiple other sources, attach					0%
schedule)			<u> </u>		U70
Total Amount Deposited in Special Tax Allocation	T @	. 604 622	1		
Fund During Reporting Period	\$	604,632	j		
Cumulative Total Revenues/Cash Receipts			\$	4,070,395	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2	2) \$	413,647.28	]		
Distribution of Surplus	\$		]		
Total Expenditures/Disbursements	\$	413,647	]	and .	
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	\$	190,985	]		
FUND BALANCE, END OF REPORTING PERIOD	\$	1,748,162			

<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
sts of studies, administration and professional services—Subsections (q)(1) and (o) (1)		Reporting riscal Teal
Debt Service Abatement Transfer	\$ 123,800.00	
Tax Agency Distribution	\$ 111,551.36	
Village of Oak Park Payroll	\$ 40,586.00	
Earl Neal & Assoc	\$ 12,220.60	
Pension	\$ 3,737.36	
	\$ 2,599.56	
Health insurance	\$ 1,425,00	CONTRACTOR SERVICES
Ross & Hardies	\$ 1,170,51	
Chicago Tribune	3 1,170,51	
Marani's Lawn Service	\$ 1,120.00	
ITIA	\$ 945.00	· · · · · · · · · · · · · · · · · · ·
APA	\$ 940.00	
NICOR	\$ 912.18	但如何有效重要的 经营业 经
Village Staff Reimbursed	\$ 909.28	
Logdson Office Supply	\$ 593.76	
	\$ 495.00	and the second second second second
Above All Photograph	g 495,00 p	
Comm Ed	\$ 230,17	
Skillpath Seminars	\$ 199.00	
Claritas Inc	\$ 192.00	
Women in Planning	\$ 105.00	机萨克特地可能设置是地区区
APA Planning Book	\$ 92.00	
	\$ 54.00	
Wednesday Journal	\$ 53.00	
Pieritz Brothers	g 34.74	
Federal Express	\$ 31.74	A STATE OF THE STA
Dynamex	\$ 15.95	
Life Insurance	\$ 9.20	ht verture to the
		(44 <u>1-424-44</u>
		\$ 303,9
st of marketing sites—Subsections (q)(1.6) and (o)(1.6)	HER ESTABLISH	
Public Contributions - MSBA	\$ 9,950.00	
Public Contributions - MSBA	0,000.00	
	<del></del>	
		\$ 9,9
roperty assembly, demolition, site preparation and environmental site improvement costs		
section (a)(2), (a)(2) and (a)(3)		<b>"其类"。在"类型",是"产"。</b>
Cook County Treasurer/Payment of \$850,000 for property acquisition and reflected in fundamental	d	2 (4) (1) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
balance as investment but not reflected as expense in VIIIage Audit	-	
Chicago Title Insurance/Payment of \$451,500 for property acquisition and reflected in		
fund balance as investment but not reflected as expense in Village Audit	\$ 447.00	
	\$ 43,165.00	owner has a second
D.M.D. Demolition	\$ 43,163.00	
Cook County Collector/Property Taxes	\$ 27,656.63	<b>新雄山東京教育工程</b>
K. Singh & Associates	\$ 7,932.58	
Liberty Survey Co.	\$ 4,628.00	<b>主题 1. 对新疆 斯斯斯斯尔</b>
Caronw, Conibear Assoc.	975.00	ANTONIA CONTRACTOR OF THE PARTY
	\$ 132.00	CALCUSTRATES NO SAME OF STREET
Arrow Locksmith	\$ 66,00	
Teska Associates	3 00.00	
·		
		\$ 85,
costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing publicings. Subsection (g)(3) and (o)(4)		Transcription for the State of
dings. Subsection (q)(3) and (o)(4)	<b>自然是不是的。</b>	的是可能的特殊性子是一
11.30. 0022		CHARLED TO BE CARLED
		到6年6月1日日日日日日日
		<b>以表示</b> 公司的特殊。
		\$
costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)	1   1   1   1   1   1   1   1   1   1	1. 15. 15. 15. 15. 15. 15. 15. 15. 15. 1
		。 最近的一种特別是被以為了,其故性
		\$
	. Survivirus protestus de la compa	or light result Media lingth file
Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jo	bs	
covery TIFs ONLY	bs	"自己在这个国际国际工作。"
JUTUIT III O CITE!		
		<u> </u>
Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)	(7)	이렇는 사람이 되어 나는
1 (0)(12)	5 7 7 100	
	<del></del>	
		-\s
		1.4

Financing costs. Subsection (q) (6) and (o)(8)		<b>京·埃奇·伊马尔斯·西亚斯·</b> 伊
Filiationing costs, outposedion (q) (o) and (o)(o)		
		\$ -
Land and Cube stiller (aV7) and (aV0)		The second secon
Approved capital costs. Subsection (q)(7) and (o)(9)	and the state of t	TOTAL SELECTION OF THE SECOND
	5 1,925.40	
ANDCO	ā 1,925.40	
1		\$ 1,925
		1,925
0. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing		
rojects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		<b>《温度》的"自然",但是是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一</b>
Tojeets. Debacetter (4),17		CONTROL MANAGEMENT
		<b>全国的基础的</b>
		\$
4. The land the Cultipopetion (a)(9) and (a)(10)		and the same of th
1. Relocation costs. Subsection (q)(8) and (o)(10)	number of the Control of the Manager of the Control	Estate a service estate
		\$
	STATE OF THE STATE	
2. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)	的。如何是是不是	
		37.0334.445.04274.352.442.445.
		<b>新教化的图片的图片和多数的图</b>
		\$
13. Costs of Job training, retraining advanced vocational or career education provided by other		
axing bodies. Subsection (q)(10) and (o)(12)	<b>建设的对象的问题。</b>	11年12日本語音音音音音
		<b>克里拉尔尼亚拉斯</b>
		<b>建筑建筑</b>
		\$
14. Costs of reimbursing private developers for Interest expenses incurred on approved		
14. Costs of reimbursing private developers for interest expenses meaned on approve	DEPOSITE VALUE	
redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)	\$ 9,815.00	0 646 237 6 446 3 252 257
Community Bank - Loan Subsidy	9,010.00	0 30203212537
US Bank - Loan Subsidy	\$ 2,625.00	
FirstBank - Loan Subsidy	\$ 342.0	U SECTION AND THE WORLD CONTROL OF THE
		\$ 12,78
15. 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		<b>[1] 李明明 [2] 第三年</b> [1]
Subsection (4)(11)(1) - 18x increment Anocadom redevelopment 111 - 0.12		<b>建建筑和新疆代码等等等</b>
		THE RESIDENCE TO SERVE TO
	<del></del>	
		S
	CONTRACTOR DE LA CONTRA	en de la arter de marie de la company
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5)	-加美拉里亚亚亚	
Tax Increment Allocation Redevelopment TIFs ONLY	<b>建筑的东西的</b>	
LAN HOUSE   HOUSE		· 学可多型
		C54544500495005
		点都发展是让你的原告的
		S
		1.7
	1	\$ 413,6
TOTAL ITEMIZED EXPENDITURES		1 4 4 13,0

### Section 3.2 B

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

Name	Service		Amount
Cook County Treasurer	Property Acquisition/OP & Madison		
Cook County Treasurer	Service Station	\$	850,000.00
Chicago Title Insurance	Property Acquisition/301 Madison	\$	451,947.00
Debt Service Abatement Transfer	Inter-Fund Transfer to Debt Service	\$	123,800.00
Tax Agency Distribution	Increment Distribution	\$	111,551.36
D.M.D. Demolition	Demolition of Smith Funeral Home	\$	43,165.00
Village of Oak Park Payroll	VOP Payroll Costs	\$	40,586.00
Cook County Collector/Property Taxes	Property Taxes	\$	27,656.63
Earl Neal & Assoc	Legal Services	\$	12,220.60
Public Contributions - MSBA	Marketing Contribution to Assoc	\$	9,950.00
Comm Bank - Loan Subsidy	Retail Rehab Loan Subsidy	\$	9,815.00
K. Singh & Associates	Environmental Engineering Services	\$	7,932.58
2			
		<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))

(55.1265.571.771.77				
FUND BALANCE, END OF REPORTING PERIOD			\$	1,748,162
	i	it of Original suance	Amour	nt Designated
1. Description of Debt Obligations				
1996 Taxable TIF G.O. Bonds for West Suburban Auto	\$	735,000	\$	327,200
	<u> </u>		<u></u>	
Total Amount Designated for Obligations	\$	735,000	\$	327,200
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
Titled in CAFR as "Reserved for TIF Projects"	1914	<b>学生医学</b>	\$	247,161
Additional Redevelopment Projects Identified by Resolution of the Village Board on December 2, 2002			\$	1,000,000
Designated Tax Agency Distribution for January 2003 based upon 2001 Tax Rates			\$	157,811
			<u> </u>	
Total Amount Designated for Project Costs			\$	2,905,972
TOTAL AMOUNT DESIGNATED			\$	3,233,172
SURPLUS*/(DEFICIT)			\$	(1,485,011)

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

SURPLUS\*/(DEFICIT)

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

5ECTION 4 [65 1E65 5/11-74.4-5 (d) (6) and	03 1200 3/11-14:0-22 (u) (0)]
Provide a description of all property purchased	by the municipality during the reporting fiscal year within the
No property was acquired by the Mu	unicipality Within the Redevelopment Project Area
Property Acquired by the Municipality With	in the Redevelopment Project Area
Property (1):	
Street address	301 Madison Street
Approximate size or description of property:	Smith Funeral Home
Purchase price:	\$ .451,000.00
Seller of property:	Sun Trust Bank on behalf of the Owner
Property (2):	
Street address	800 Madison Street
Approximate size or description of property:	Oak Park & Madison Service Station
Purchase price:	\$ 850,000.00
Seller of property:	Mr. Rami
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:	٦				
10 (Am)					
Private Investment Undertaken (See Instructions)	\$		\$ -	\$	623,120
Public Investment Undertaken	\$		\$ -	\$	84,096
Ratio of Private/Public Investment		81 2/5	<b>医结节科 的复数</b>		7 34/83
Project 1: The Print Store	٦				
Interest Subsidy for OPDC Loan Program @ 1.5%			-		
Private Investment Undertaken (See Instructions)	\$	130,000		\$	130,000
Public Investment Undertaken	\$	1,272		\$	17,542
Ratio of Private/Public Investment		102 1/5	繼漢的話的學習	L	7 23/56
Project 2: Nick's on Madison	7				
Interest Subsidy for OPDC Loan Program @ 1.5%	1				
Private Investment Undertaken (See Instructions)	\$	18,120		\$	18,120
Public Investment Undertaken	\$	212		\$	2,431
Ratio of Private/Public Investment		85 25/53	操業  羅邦斯中斯迪馬西		7 5/11
Project 3: Al's Grill	7				
Interest Subsidy for OPDC Loan Program @ 1.5%					
Private Investment Undertaken (See Instructions)	\$	475,000		\$	475,000
Public Investment Undertaken	\$	6,171		\$	64,123
Ratio of Private/Public Investment		76 36/37	7 日本是一种的主义。		7 11/2
Project 4:					
Private Investment Undertaken (See Instructions)					
Public Investment Undertaken					
Ratio of Private/Public Investment		0	terment and the		0
Project 5:					
Private Investment Undertaken (See Instructions)				1	
Public Investment Undertaken					
Ratio of Private/Public Investment		0	<b>计数据类数图图40字图</b> 数	4	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	leporting Fiscal Year
designated	Base EAV	EAV
1995	\$ 23,044,670 \$	27,922,950

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	\$ 6,647			
Cook County Health Facilities	\$ 2,451			
Forest Preserve District of Cook Co.	\$ 817			
Consolidated Elections	\$ 390			
Suburban TB Sanitarium	\$ 85			
Township of Oak Park	\$ 2,366			
General Assistance - Oak Park	\$ 305			
Metro Water Reclamation District	\$ 4,890			
Des Plaines Valley Mosquito Abatement	\$ 159			
Consolidated High School 200	\$ 44,099			
Triton Community College District 504	\$ 3,732			
Oak Park - Park District	\$ 3,049			
Oak Park Library	\$ 10,183			
Village of Oak Park	\$ 20,135			
Oak Park Mental Health District	\$ 1,646			
School District 97	\$ 56,856			
	\$			
	-			

#### **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:

Generally Borders the properties on each side of Madison from Austin Blvd to Harlem Ave

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



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-42

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

# Attachment B Oak Park, Illinois 603024272 CERTIFICATE OF VILLAGE PRESIDENT

June 27, 2003

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, 2002 through December 31, 2002.
- 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, 2002 through December 31, 2002.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this 27<sup>th</sup> day of June 2003.

Willage of Oak Park

Joanne E. Trapaki 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

June 27, 2003

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, 2002, and ending December 31, 2002.

Sincerely

Raymond Helse Village Attorney

### Attachment D

# VILLAGE OF OAK PARK, ILLINOIS 2002 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.

As of December 31, 2002, 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. There is no increment currently being generated by the district and the fund balance is currently in a deficit position.

## SECTION 2 [Sections 2 through 5 must be completed for each 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	designated? (check one):
Tax Increment Allocation Redevelopment Act X Industrial Jobs Recover	

	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		4
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)I		
Please enclose the CFO 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
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 you 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	1	
any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65]	5	
ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]	1	
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	1	
municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and	i	
[5/11-74.6-22 (d) (7) (D)]		
If we 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	<b>=</b>	
received or are receiving payments financed by tax increment revenues produced by the same TIF? [6]	5	
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 (c	1)	
(7) (F) and 5/11-74.6-22 (d) (7) (F)]	1	
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)]		
	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) (i	3)	]
	71	
(B) and 5/11-74.6-22 (d) (8) (B)]	X	
If yes, please enclose the Analysis labeled Attachment J		<del> </del>
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 X	<del> </del>
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made in	io	
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 label	ed	
Attachment L	<u> </u>	

<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.

\$ (70,800.00) Fund Balance at Beginning of Reporting Period Revenue/Cash Receipts Deposited in Fund During Reporting FY: % of Total 0% Property Tax Increment 0% \$ \$ State Sales Tax Increment 0% \$ \$ Local Sales Tax Increment 0% State Utility Tax Increment \$ \$ \$ 0% \$ Local Utility Tax Increment 0% \$ \$ Interest 0% Land/Building Sale Proceeds \$ \$ 0% \$ \$ **Bond Proceeds** \$ S 0% Transfers from Municipal Sources 0% \$ \$ Private Sources ; if multiple other sources, attach Other (identify source 0% \$ \$ schedule) Total Amount Deposited in Special Tax Allocation \$ **Fund During Reporting Period** \$ 0% Cumulative Total Revenues/Cash Receipts Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 22,218.00 \$ Distribution of Surplus -\$ 22,218 Total Expenditures/Disbursements NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (22,218) (93,018) FUND BALANCE, END OF REPORTING PERIOD \$

Cumulative

Reporting Year

<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)]

	Appendix and applying the second of Security and a	Reporting Fiscal Year
Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Ross & Hardies	13,713	5. 是6. 4 医 5. 4 <del>6 7 4</del> 6
Earl Neal & Associates	8,505	<b>1973年以上的</b> 2012年1月1日 - 1975年1
Lai Nea a necessaria		
		\$ 22,21
Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$
Property assembly, demolition, site preparation and environmental site Improvement costs.		
bsection (q)(2), (o)(2) and (o)(3)		
DSECTION (4)(2), (0)(2) and (0)(0)	<u> </u>	<b>电影的复数电影电影</b>
		\$
Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public		
ildings. Subsection (q)(3) and (o)(4)		
		\$
Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		<b>可能多是在政治发展的发展</b>
Costs of construction of public france and improvements of the Costs of Construction of Public france and improvements of the Costs of Cos		<b>的问题是</b> 是有数型数据性数据
		\$
Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs		
ecovery TIFs ONLY		<b>美国教育</b>
300017 111 3 01721		
		\$
Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7)		
nd (o)(12)		
		8
Financing costs. Subsection (q) (6) and (o)(8)		
Financing costs. Subsection (q) (o) and (o)(o)	2,1.2,2.2,2.2	2018年12日第四条中华
		\$
Approved capital costs. Subsection (q)(7) and (o)(9)	<b>运动通信部以通信</b>	
	<u> </u>	
		\$ 
0. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing		
rojects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY	HARLICH STORY	
	<u> </u>	\$
1. Relocation costs. Subsection (q)(8) and (o)(10)		
1. Relocation costs, oudsection (q)(d) and (d)(1d)	1	<b>美华州的特别是是外</b> 亚洲
		\$
2. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)	799年建設與其實際	
		<b>b</b>
3. Costs of job training, retraining advanced vocational or career education provided by other		
axing bodies. Subsection (q)(10) and (o)(12)	CONTRACTOR STATE OF THE STATE O	
		\$
14. Costs of reimbursing private developers for interest expenses incurred on approve	d Carrie Verifications	
redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)	<b>国种的编辑等温度</b> 的信息	
edevelopinent projecta. Casaccatan (4)(11)(11)		<b>。由于社会的主义的主义</b>
		\$
15. Costs of construction of new housing units for low income and very low-income household	s. 18 4 18 6 6 6 7 18 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	才學的意識的
Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		1. 化基础 特别的
		<u> </u>
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - To	ax - x - x - x - x - x - x - x - x - x -	1. 自身提供機構建設等
Increment Allocation Redevelopment TIFs ONLY	· 表記。由於明朝語	
		S

List all vendors	, including other municipal	funds, that	were paid in	excess o	f \$5,000 during	the cu	rrent
reporting year.							

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

Name	Service	Amount
2	Lagal Sarvices	\$ 13,713.00 \$ 8,505.00
Ross & Hardies Earl Neal & Associates	Legal Services Legal Services	\$ 8,505.00
arl Neal & Associates	Legal Services	φ 0,303.00
		-

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))

(93,018)
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_
и в
(93,018)

<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

\_XX\_\_ 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.

## XX 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
	1777700 10 0410		
TOTAL:			
TOTAL:			
Private Investment Undertaken (See Instructions)	\$ -	-   \$ -	\$ -
Public Investment Undertaken	\$	- \$	\$ -
Ratio of Private/Public Investment	0	<b>建筑建筑和建筑。</b>	0
Trans or Transfer			
Project 1:	7		
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0	<b>PERIOR SEPTEMBER</b>	0
Project 2:			
		1	<u> </u>
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken		2 2 4 2 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	0
Ratio of Private/Public Investment	0		<u></u>
Project 3:			
Private Investment Undertaken (See Instructions)		}	
Public Investment Undertaken			
Ratio of Private/Public Investment	0	STATES OF THE	<u> </u>
Ratio of Private/Public investment			<u> </u>
Project 4:			
Froject 4.			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0	STEPPEN FOR	0
TONG OF THE PARTY			

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.

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

	Surplus Distributed from redevelopmen
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
Retained	0.04.04		\$ -
			\$ -
			\$ -
			\$ -
			-
			-
			<u> </u>

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	