

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2020**

Name of Redevelopment Project Area (below):	Oakton Waukegan TIF
Primary Use of Redevelopment Project Area*: Combination/Mixed	

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

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 <u> X </u> Industrial Jobs Recovery Law <u> </u>

Please utilize the information below to properly label the Attachments.

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] 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)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	

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

Provide an analysis of the special tax allocation fund.

FY 2020

Oakton Waukegan TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 27,633	\$ 27,633	100%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 28	\$ 28	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund

Cumulative Total Revenues/Cash Receipts

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

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

Previous Year Adjustment (Explain Below)

FUND BALANCE, END OF REPORTING PERIOD*

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -

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TOTAL ITEMIZED EXPENDITURES		\$ -
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SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

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

FY 2020

TIF NAME:

Oakton Waukegan TIF

FUND BALANCE BY SOURCE

\$	27,661
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Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

Amount of Original Issuance	Amount Designated

Total Amount Designated for Obligations

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

Land acquisition, assembly costs	\$	2,000,000
Demolition, site preparation, environmental cleanup	\$	3,500,000
Public improvements	\$	1,000,000
Public facilities and improvements	\$	1,000,000
Rehabilitation costs	\$	1,000,000
Interest costs pursuant to Act	\$	1,000,000
Planning, legal, engineering, accounting, and other professional service costs	\$	500,000
Job training	\$	250,000
Statutory school and library district payments	\$	250,000

Total Amount Designated for Project Costs

\$	10,500,000
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TOTAL AMOUNT DESIGNATED

\$	10,500,000
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SURPLUS/(DEFICIT)

\$	(10,472,339)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2020

TIF NAME:

Oakton Waukegan TIF

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

X

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

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

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

FY 2020

TIF Name: Oakton Waukegan TIF

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
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2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

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

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		0

Project 6*:

Private Investment Undertaken (See Instructions)			
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		0

Project 8*:

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

Project 9*:

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

Project 10*:

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

Project 11*:

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

Project 12*:

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

Project 13*:

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

Project 14*:

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

Project 15*:

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

Draft

Project 16*:

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

Project 17*:

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

Project 18*:

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

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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

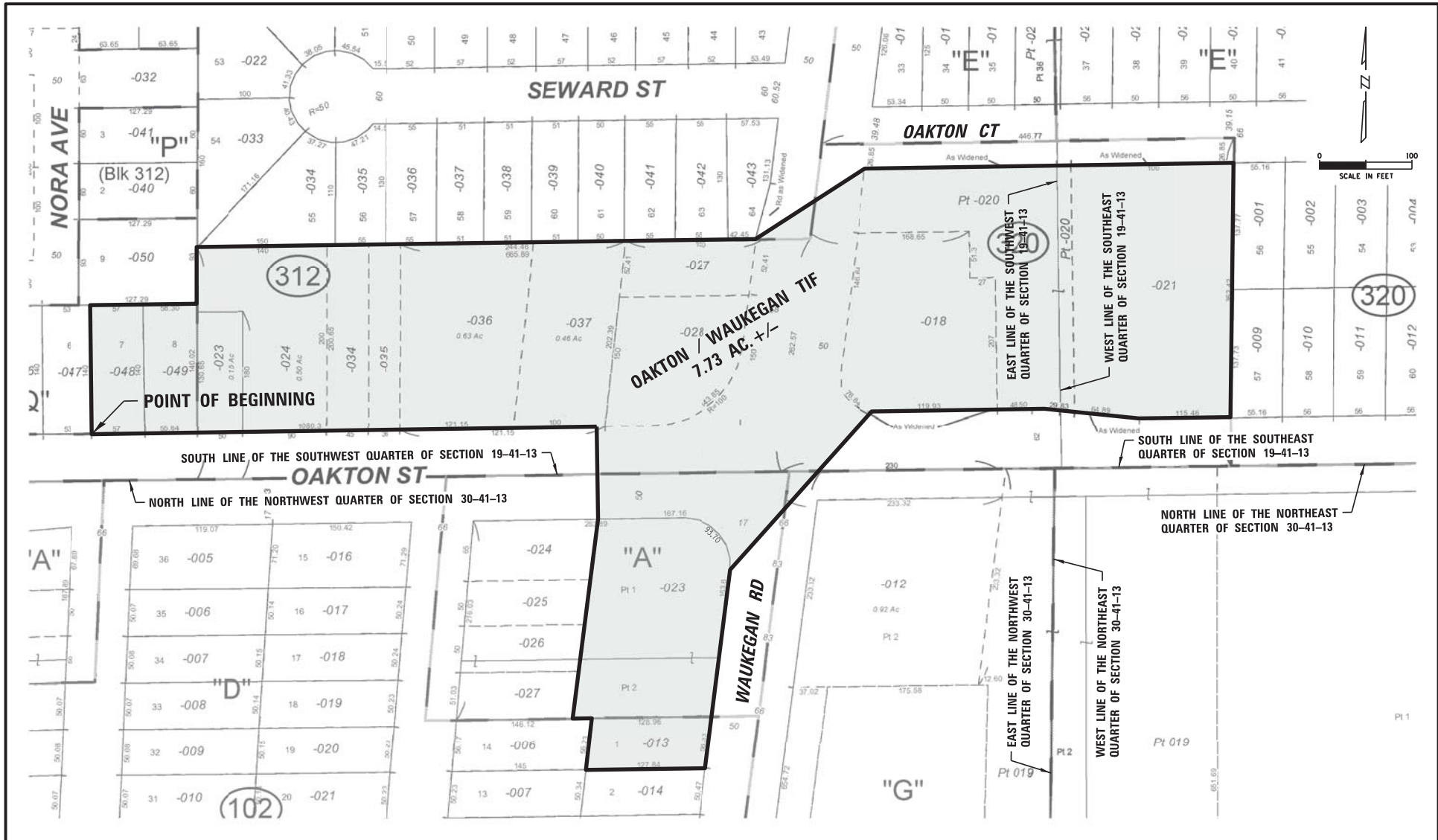
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LEGAL DESCRIPTION (OAKTON \ WAUKEGAN TIF):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN OAKTON COURT SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1984 AS DOCUMENT NO. 27357163; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOT 8 IN SAID OAKTON COURT SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 8, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 9 IN SAID OAKTON COURT SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF LOT 55 IN STOLZNER'S EVERGREEN ESTATES BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1952 AS DOCUMENT NO. 15310848; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 55 AND THE SOUTH LINE OF LOTS 56 THRU 64 INCLUSIVE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD AS WIDENED; THENCE NORTHEASTERLY ALONG A LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OAKTON COURT AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID WAUKEGAN ROAD; THENCE EASTERLY ALONG SAID OAKTON COURT TO THE NORTHWEST CORNER OF LOT 56 IN STOLZNER'S SECOND ADDITION EVERGREEN ESTATES BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1954 AS TORREN'S DOCUMENT NO. 1501268; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 56 AND THE WEST LINE OF LOT 57 IN SAID STOLZNER'S SECOND ADDITION EVERGREEN ESTATES TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OAKTON STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AS WIDENED TO A POINT ON A CURVE THAT IS 76.64 FEET SOUTHEASTERLY FROM THE POINT OF TANGENT OF SAID

CURVE, SAID POINT OF TANGENT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WAUKEGAN ROAD THAT IS 93.70 FEET SOUTHEASTERLY OF THE POINT OF TANGENT OF SAID CURVE, SAID POINT OF TANGENT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OAKTON STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WAUKEGAN ROAD TO THE SOUTHEASTERLY CORNER OF LOT 1 IN MIAMI PARK SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 1950 AS DOCUMENT NO. 14750290; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 14 IN SAID MIAMI PARK SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 14 TO A POINT ON A LINE 167.17 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF LOTS 1 AND 2 IN THE CIRCUIT COURT PARTITION IN SAID NORTHWEST QUARTER OF SECTION 30, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1892 AS DOCUMENT NO. 2755263; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OAKTON STREET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID OAKTON STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



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OAKTON / WAUKEGAN TIF
 IN
 VILLAGE OF NILES, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	180027
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=100'	DRAWING NO.
DATE:	06-15-2018	TIF1800270W.SUR



FINANCE DEPARTMENT

MAYOR

George D. Alpogianis

VILLAGE MANAGER

Joseph S. La Margo

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Denise M. McCreery

Craig Niedermaier

Dean Strzelecki

I, George Alpogianis, the duly elected Chief Executive Officer of the Village of Niles, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Niles has complied with all requirements pertaining to the Tax Increment Redevelopment Allocation Act during the municipal reporting year (May 1, 2019 to April 30, 2020).

George Alpogianis
Village President
Village of Niles, Illinois

Date

Draft



FINANCE DEPARTMENT

MAYOR

George D. Alpagianis

VILLAGE MANAGER

Joseph S. La Margo

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Denise M. McCreery

Craig Niedermaier

Dean Strzelecki

I, Danielle Grcic, have served as the Village Attorney for the Village of Niles, Illinois, throughout the fiscal year ended April 30, 2020.

I have reviewed the accompanying information, financial and narrative, and find that the Village of Niles has conformed to all applicable requirements of the Illinois Redevelopment Allocation Act to the best of my knowledge and belief.

This opinion only relates to the time period set forth above and is based on all information available to me as of the date shown below.

Draft

Danielle Grcic

Date

Village Attorney

Village of Niles, Illinois