



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**  
**FY 2019**

Name of Redevelopment Project Area (below):  <p style="text-align:center;">Milwaukee Ave/Townline Rd Redevelopment Project</p>	
Primary Use of Redevelopment Project Area*:  <p style="text-align:center;">* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</p>	
If "Combination/Mixed" List Component Types: Residential/Retail	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>	

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

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

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

FY 2019

**Milwaukee Ave/Townline Rd Redevelopment  
Project**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 5,804,954

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	\$ 626,276	\$ 626,276	3%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 46,357	\$ 106,758	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 20,190,000	88%
Transfers from Municipal Sources	\$ 1,062,628	\$ 2,062,628	9%
Private Sources	\$ -	\$ -	0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 1,735,261

Cumulative Total Revenues/Cash Receipts \$ 22,985,662 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 4,649,567

Transfers to Municipal Sources \$ -

Distribution of Surplus \$ -

Total Expenditures/Disbursements \$ 4,649,567

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (2,914,306)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 2,890,648

\* 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.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 4,649,567</b>





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

FY 2019

TIF NAME: **Milwaukee Ave/Townline Rd Redevelopment Project**

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:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)  
PAGE 1

FY 2019

TIF Name: Milwaukee Ave/Townline Rd Redevelopment Project

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

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 14,451,864	\$ 14,009,448	\$ 28,461,312
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)	\$ 14,451,864	\$ 14,009,448	\$ 28,461,312
Public Investment Undertaken			0
Ratio of Private/Public Investment	0		

**Project 2\*:**

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

**Project 3\*:**

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

**Project 4\*:**

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

**Project 5\*:**

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

**Project 6\*:**

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



Village of



290 Evergreen Drive • Vernon Hills, IL 60061-2904 • 847-367-3700

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## Certification by the Chief Executive Officer

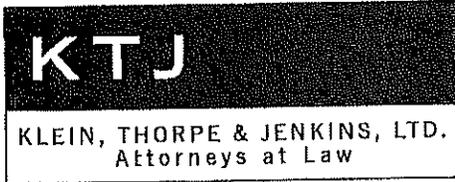
I, Roger L. Byrne, the duly elected President and Chief Executive Officer of the Village of Vernon Hills, County of Lake, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Incremental Redevelopment Allocation Act during the fiscal year beginning May 1, 2018 and ending April 30, 2019.

  
Roger L. Byrne, Village President

02/20/2020

Dated

Attachment C



20 N. Wacker Drive, Ste 1660  
Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

15010 S. Ravinia Avenue, Ste 10  
Orland Park, Illinois 60462-5353  
T 708 349 3888 F 708 349 1506

[www.ktjlaw.com](http://www.ktjlaw.com)

312-984-6433  
[jvferolo@ktjlaw.com](mailto:jvferolo@ktjlaw.com)

March 5, 2020

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

**RE: Village of Vernon Hills Annual TIF Report:  
May 1, 2018 to April 30, 2019  
The NW and SW corner of Route 45/21 Tax Increment Financing District**

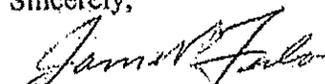
To Whom It May Concern:

I, James Ferolo, am the Village Attorney for the Village of Vernon Hills, Illinois.

I have reviewed all information provided to me by the Village staff for the above referenced year, and I find, to the best of my knowledge and belief, that the Village of Vernon Hills has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder, with the exception of holding a Joint Review Board Meeting, which will be conducted in the near future.

This opinion relates only to the time period set forth, and is based upon information available to me as of the end of said fiscal year.

Sincerely,

  
James Ferolo-Village Attorney  
Klein, Thorpe and Jenkins, Ltd.  
20 N. Wacker Drive-Suite 1660  
Chicago, IL 60661

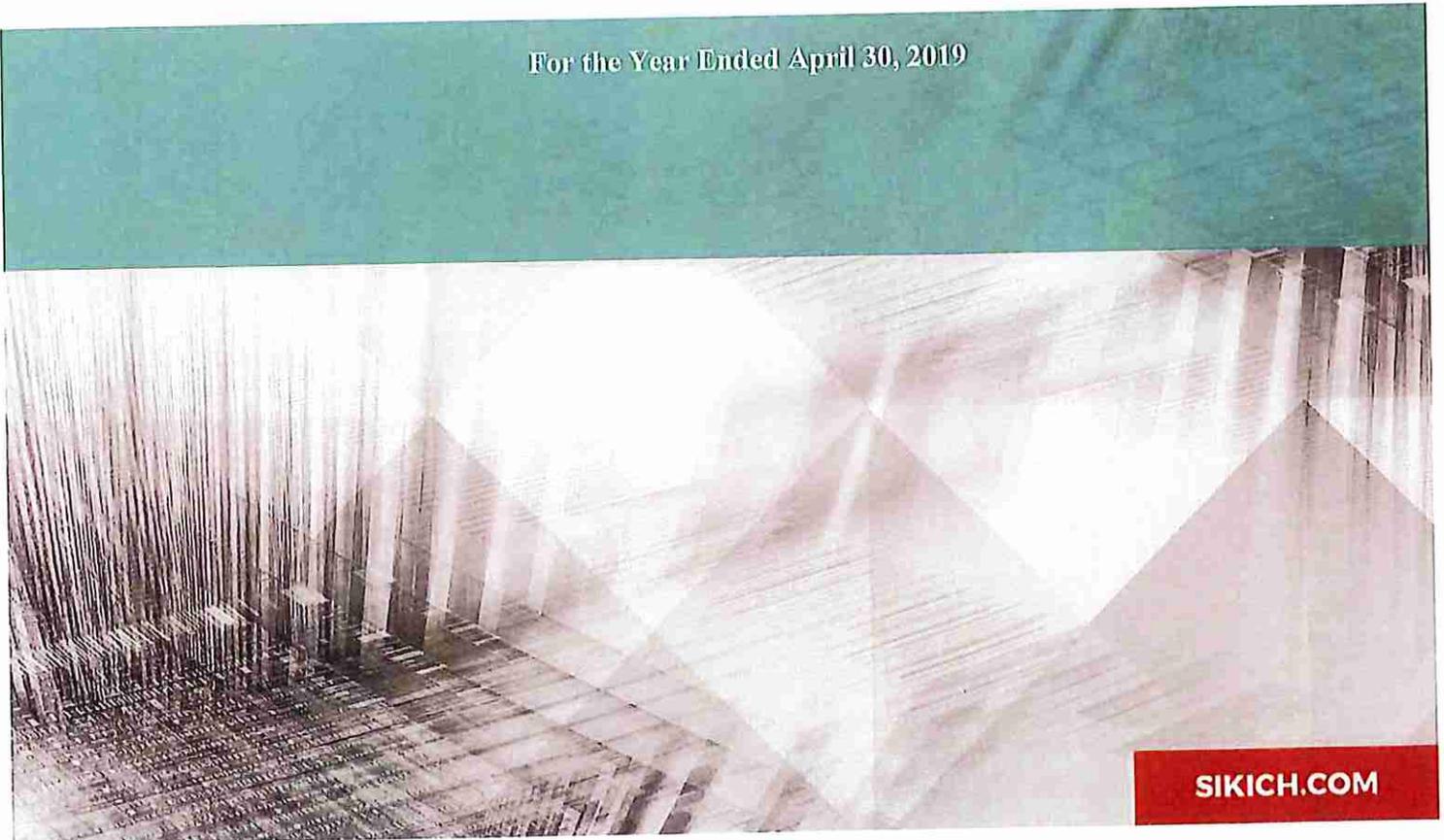


**VILLAGE OF VERNON HILLS, ILLINOIS**

MILWAUKEE AVENUE/TOWNLINE ROAD  
TAX INCREMENT FINANCING DISTRICT

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2019



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VILLAGE OF VERNON HILLS, ILLINOIS  
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1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

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*Members of American Institute of Certified Public Accountants*

## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

The Honorable President  
Members of the Board of Trustees  
Village of Vernon Hills, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information of the Village of Vernon Hills, Illinois as of and for the year ended April 30, 2019, which collectively comprise the basic financial statements of the Village of Vernon Hills, Illinois, and have issued our report thereon dated January 28, 2020, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Sikich LLP*

Naperville, Illinois  
January 28, 2020

**SUPPLEMENTARY INFORMATION**

VILLAGE OF VERNON HILLS, ILLINOIS

BALANCE SHEET

MILWAUKEE AVENUE/TOWNLINE ROAD  
TAX INCREMENT FINANCING DISTRICT

April 30, 2019

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<b>ASSETS</b>	
Cash and cash equivalents	<u>\$ 4,270,811</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 4,270,811</u></u>
<b>LIABILITIES AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Accounts payable	\$ 939,601
Deposits payable	279,744
Advances from other funds	<u>160,818</u>
Total liabilities	<u>1,380,163</u>
<b>FUND BALANCE</b>	
Restricted	<u>2,890,648</u>
Total fund balance	<u>2,890,648</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 4,270,811</u></u>

(See independent auditor's report on supplementary information.)

VILLAGE OF VERNON HILLS, ILLINOIS

STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE

MILWAUKEE AVENUE/TOWNLINE ROAD  
TAX INCREMENT FINANCING DISTRICT

For the Year Ended April 30, 2019

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**REVENUES**

Taxes	
Tax increment financing	\$ 626,276
Investment income	46,357
	<hr/>
Total revenues	672,633

**EXPENDITURES**

Current	
Economic development	4,000,709
Debt service	
Interest and fiscal charges	648,858
	<hr/>
Total expenditures	4,649,567

EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<hr/>
	(3,976,934)

**OTHER FINANCING SOURCES (USES)**

Transfers in	<hr/>
	1,062,628
	<hr/>
Total other financing sources (uses)	1,062,628

NET CHANGE IN FUND BALANCE	(2,914,306)
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FUND BALANCE, MAY 1	<hr/>
	5,804,954

FUND BALANCE, APRIL 30	<hr/> <hr/>
	\$ 2,890,648

(See independent auditor's report on supplementary information.)



1415 West Diehl Road, Suite 400  
Naperville, IL 60563  
630.566.8400

Attachment L

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## INDEPENDENT ACCOUNTANT'S REPORT

The Honorable President  
Members of the Board of Trustees  
Village of Vernon Hills, Illinois

We have examined management of the Village of Vernon Hill's (the Village) assertion that the Village 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) included in its Report on Compliance with Public Act 85-1142 dated January 28, 2020 during the year ended April 30, 2019. The Village's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Village's compliance with the specific requirements.

In our opinion, management's assertion that the Village of Vernon Hills complied with the aforementioned requirements, included in the Report on Compliance with Public Act 85-1142 for the year ended April 30, 2019 is fairly stated, in all material respects.

This report is intended solely for the information and use of the President, Member of the Board of Trustees, and management of the Village of Vernon Hills and is not intended to be, and should not be, used by anyone other than the specified parties.

*Sikich LLP*

Naperville, Illinois  
January 28, 2020