



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

**FY 2016**

<b>Name of Redevelopment Project Area:</b>	TIF #2 VILLA AVENUE (OVALTINE)
<b>Primary Use of Redevelopment Project Area*:</b>	mixed use
<b>If "Combination/Mixed" List Component Types:</b>	residential/commercial
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b> <u>  x  </u>	<b>Industrial Jobs Recovery Law</b> _____

	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
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)] <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 or meeting minutes 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)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		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)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	x	
Cumulatively, have deposits from any source 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) <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, please enclose a certified letter statement reviewing compliance with the Act 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 list only, not actual agreements labeled Attachment M</b>	x	

\* 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.

**FY 2016**

**TIF NAME: TIF #2 VILLA AVENUE (OVALTINE)**

Fund Balance at Beginning of Reporting Period \$ 385,006

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 922,331	\$ 8,380,306	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,088	\$ 113,116	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	\$ 336,644	\$ 336,644	4%
Private Sources			0%
Other (identify source CORRECT MISTAKEN TRANSFER FROM MUNICIPAL SOURCES; if multiple other sources, attach schedule)	\$ (336,644)	\$ (336,644)	-4%

\*must be completed where current or prior year(s) have reported funds

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 923,419

**Cumulative Total Revenues/Cash Receipts** \$ 8,493,422 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 616,002

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 616,002

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ 307,417

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 692,423

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

**SURPLUS\*/(DEFICIT)(Carried forward from Section 3.3)** \$ (107,577)





SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
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		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 616,002



**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**

FY 2016

TIF NAME: TIF #2 VILLA AVENUE (OVALTINE)

FUND BALANCE, END OF REPORTING PERIOD \$ 692,423

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
TIF REDEVELOPMENT NOTE	\$ 3,270,000	\$ -

**Total Amount Designated for Obligations** \$ 3,270,000 \$ -

<b>2. Description of Project Costs to be Paid</b>		
TRANSFERS TO TIF 5 FOR REHABILITATION PROJECTS		\$ 800,000

**Total Amount Designated for Project Costs** \$ 800,000

**TOTAL AMOUNT DESIGNATED** \$ 800,000

**SURPLUS\*/(DEFICIT)** \$ (107,577)

\* 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)]**

**FY 2016**

**TIF NAME: TIF #2 VILLA AVENUE (OVALTINE)**

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

  x   **No property was acquired by the Municipality Within the Redevelopment Project Area**

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

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

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

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

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

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

FY 2016

TIF NAME: TIF #2 VILLA AVENUE (OVALTINE)

\*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: \_\_\_\_\_

**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below\* 2

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 34,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 861,301	\$ -	\$ -
Ratio of Private/Public Investment	39 19/40		0

**Project 1: \*IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE**

Ovaltine Redevelopment Agreement			
Private Investment Undertaken (See Instructions)	\$ 34,000,000		\$ -
Public Investment Undertaken	\$ 8,160		
Ratio of Private/Public Investment	4166 2/3		0

**Project 2:**

Public Improvements			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 853,141		
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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. \*even though optional MUST be included as part of complete TIF report

**SECTION 6**

FY 2016

TIF NAME: TIF #2 VILLA AVENUE (OVALTINE)

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 designated**

	Base EAV	Reporting Fiscal Year EAV
1996	\$ 682,530	\$ 13,238,740

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

The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
DuPage County	\$ -
Forest Preserve	\$ -
DuPage Water Commission	\$ -
Dupage Airport Authority	\$ -
York Township	\$ -
York Township Road	\$ -
Village of Villa Park	\$ -
Villa Park Library	\$ -
Salt Creek Sanitary	\$ -
Grade School Dist #45	\$ -
High School Dist #88	\$ -
Junior College #502	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention

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

**SECTION 8**

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

--

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

# Village of Villa Park, Illinois

Unit Code 022/100/32

## CERTIFICATION OF CHIEF EXECUTIVE OFFICER

I, Deborah Bullwinkel, the President of the Village of Villa Park, DuPage County, Illinois, Certify that the Village has complied with all the requirements of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.1-1, *et seq.*, during the fiscal year ending April 30, 2016, in connection with the administration of the Ovaltine (TIF 2) Tax Increment Redevelopment Project Area.

A handwritten signature in blue ink, appearing to read 'Deborah Bullwinkel', is written over a horizontal line.

Deborah Bullwinkel, President

LAW OFFICE  
**KATHLEEN FIELD ORR & ASSOCIATES**  
53 West Jackson Blvd., Suite 964  
Chicago, Illinois 60604  
(312)382-2113  
(312)382-2127 facsimile

KATHLEEN FIELD ORR  
[kfo@kfoassoc.com](mailto:kfo@kfoassoc.com)

December 19, 2016

Susana Mendoza, State Comptroller  
State of Illinois Building  
100 West Randolph Street  
Suite 15-500  
Chicago, Illinois 60601

*Re: Village of Villa Park TIF 2 Villa Avenue (Ovaltine) for the Fiscal Year Ending  
April 30, 2016*

Dear Sir:

I, Kathleen Field Orr, am the Tax Increment Financing attorney for the Village of Villa Park, DuPage County, Illinois, and have been such throughout the fiscal year covered by this Report.

I reviewed all of the information provided to me by the Village Administration and I find that the Village of Villa Park, Illinois, has conformed with all of the applicable provisions of the Illinois Tax Increment Allocation Redevelopment Act.

This opinion relates only to the time periods set forth and is based on all information available to me at the end of said fiscal year.

Very truly yours,

KATHLEEN FIELD ORR & ASSOCIATES



KATHLEEN FIELD ORR

KFO/kms

## ATTACHMENT D

### TIF 2, OVALTINE

#### **Street Resurfacing**

Streets in the TIF were resurfaced for continued improvement within the district

#### **Facade Assistance program**

Payments were made to businesses in the district to improve the exterior appearance of the building to further business attraction/retention for economic development purposes.

**Joint Review Board  
Annual Meeting  
TIF #2, Ovaltine Redevelopment Project Area  
Minutes from October 10, 2016**

**Call Meeting to Order:** Meeting was called to Order by Jim Binninger at 3:01 p.m.

**Roll Call:** Present were the following representatives: Village of Villa Park: Richard Keehner, Kevin Wachtel; York Township: Daniel Kordik; High School District 88: Scott Helton; Grammar School District 45: Patricia Volling.

**Elect or Re-elect Public Member:** None present.

**Elect or Re-elect Chairperson:** Unanimous vote for Attorney Jim Binninger to act as Chair.

**Public Comment:** None.

**Status of TIF Fiscal Year 2015:** TIF #2, Ovaltine started in 1996 and is getting near the end of its life term. Reporting fiscal year revenue is: \$843,573. Total expenditures is: \$753,270. Net income receipts \$90,400 with a balance of \$385,006. Expenditures were:

Costs of studies: \$75,881

Site improvement and Costs: \$61,107

Developers Note: \$571,465

Street Improvements: \$44,817

The project area was designated in 1996 with the Base EVA of \$682,530; the reporting fiscal year EAV is: \$10,847,080.

**Discussion:** None.

**Adjournment:** Motion to adjourn the meeting was made by Daniel Kordik and seconded by Scott Helton. The motion passed with all ayes. The meeting was adjourned at 3:33 p.m.

Respectively submitted by,

Pat Boksha



630.566.8400 // [www.sikich.com](http://www.sikich.com)

1415 W. Diehl Road, Suite 400  
Naperville, Illinois 60563

**Certified Public Accountants & Advisors**  
*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 Villa Park, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Villa Park, Illinois (the Village) as of and for the year ended April 30, 2016, and the notes to financial statements, which collectively comprise the basic financial statements of the Village, and have issued our report thereon dated November 18, 2016, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information (schedule of revenues, expenditures and changes in fund balance and balance sheet) for the Tax Increment Financing Funds are presented for purposes of additional analysis and is not a required part of the 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 financial statements.

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

*Sikich LLP*

Naperville, Illinois  
November 18, 2016

**VILLAGE OF VILLA PARK, ILLINOIS**  
**TAX INCREMENT FINANCING DISTRICTS**  
**BALANCE SHEET**

April 30, 2016

	TIF #1	TIF #2	TIF #3	TIF #4	TIF #5	TIF #6
<b>ASSETS</b>						
Cash and investments	\$ 180,515	\$ 702,392	\$ 308,761	\$ 20,778	\$ -	\$ -
Receivables - property taxes	138,809	1,181,863	157,278	18,122	12,909	28,163
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	65,742	-	-	-
<b>TOTAL ASSETS</b>	<b>\$ 319,324</b>	<b>\$ 1,884,255</b>	<b>\$ 531,781</b>	<b>\$ 38,900</b>	<b>\$ 12,909</b>	<b>\$ 28,163</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>						
<b>LIABILITIES</b>						
Accounts payable	\$ -	\$ 9,969	\$ 98,717	\$ -	\$ 45,581	\$ -
Accounts payable	-	-	-	-	25,736	276,303
Total liabilities	-	9,969	98,717	-	71,317	276,303
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Property taxes	138,809	1,181,863	157,278	18,122	12,909	28,163
Total liabilities and deferred inflows of resources	138,809	1,191,832	255,995	18,122	84,226	304,466
<b>FUND BALANCE</b>						
Restricted for tax increment financing projects	180,515	692,423	275,786	20,778	-	-
Unassigned	-	-	-	-	(71,317)	(276,303)
Total fund balance	180,515	692,423	275,786	20,778	(71,317)	(276,303)
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b>\$ 319,324</b>	<b>\$ 1,884,255</b>	<b>\$ 531,781</b>	<b>\$ 38,900</b>	<b>\$ 12,909</b>	<b>\$ 28,163</b>

(See independent accountant's report.)

**VILLAGE OF VILLA PARK, ILLINOIS**

**TAX INCREMENT FINANCING DISTRICTS**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**

For the Year Ended April 30, 2016

	<b>TIF #1</b>	<b>TIF #2</b>	<b>TIF #3</b>	<b>TIF #4</b>	<b>TIF #5</b>	<b>TIF #6</b>
<b>REVENUES</b>						
Property taxes	\$ 142,279	\$ 922,331	\$ 85,182	\$ 16,707	\$ 8,644	\$ 2,633
Intergovernmental	-	-	131,483	-	-	-
Investment income	291	1,088	1,205	21	-	-
Miscellaneous	-	-	41,623	-	2,807	-
<b>Total revenues</b>	<b>142,570</b>	<b>923,419</b>	<b>259,493</b>	<b>16,728</b>	<b>11,451</b>	<b>2,633</b>
<b>EXPENDITURES</b>						
General government	1,396	9,701	553,124	1,250	97,198	191,790
Capital outlay	-	169,399	-	-	317,701	-
<b>Total expenditures</b>	<b>1,396</b>	<b>179,100</b>	<b>553,124</b>	<b>1,250</b>	<b>414,899</b>	<b>191,790</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>141,174</b>	<b>744,319</b>	<b>(293,631)</b>	<b>15,478</b>	<b>(403,448)</b>	<b>(189,157)</b>
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers in	-	336,644	144,807	-	386,773	-
Transfers (out)	(120,000)	(773,546)	(1,009,108)	-	-	-
<b>Total other financing sources (uses)</b>	<b>(120,000)</b>	<b>(436,902)</b>	<b>(864,301)</b>	<b>-</b>	<b>386,773</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>21,174</b>	<b>307,417</b>	<b>(1,157,932)</b>	<b>15,478</b>	<b>(16,675)</b>	<b>(189,157)</b>
<b>FUND BALANCE, MAY 1</b>	<b>159,341</b>	<b>385,006</b>	<b>1,543,565</b>	<b>5,300</b>	<b>(54,642)</b>	<b>(87,146)</b>
Prior period adjustment	-	-	(109,847)	-	-	-
<b>FUND BALANCE, MAY 1, RESTATED</b>	<b>159,341</b>	<b>385,006</b>	<b>1,433,718</b>	<b>5,300</b>	<b>(54,642)</b>	<b>(87,146)</b>
<b>FUND BALANCE, APRIL 30</b>	<b>\$ 180,515</b>	<b>\$ 692,423</b>	<b>\$ 275,786</b>	<b>\$ 20,778</b>	<b>\$ (71,317)</b>	<b>\$ (276,303)</b>

(See independent accountant's report.)



1415 W. Diehl Road, Suite 400  
Naperville, Illinois 60563

630.566.8400 // [www.sikich.com](http://www.sikich.com)

**Certified Public Accountants & Advisors**  
*Members of American Institute of Certified Public Accountants*

## INDEPENDENT ACCOUNTANT'S REPORT

The Honorable President  
Members of the Board of Trustees  
Village of Villa Park, Illinois

We have examined management's assertion, included in its representation letter dated November 18, 2016 that the Village of Villa Park, Illinois (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) during the year ended April 30, 2016. Management is responsible for the Village's assertion and for 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 conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village's 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's compliance with statutory requirements.

In our opinion, management's assertion that the Village of Villa Park, Illinois complied with the aforementioned requirements for the year ended April 30, 2016 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Village Board, management of the Village, the Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
November 18, 2016