

**FY 2019  
ANNUAL TAX INCREMENT FINANCE  
REPORT**



STATE OF ILLINOIS  
COMPTROLLER  

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SUSANA A. MENDOZA

Name of Municipality: River Grove Reporting Fiscal Year: 2019  
County: Cook Fiscal Year End: 12/30/2019  
Unit Code: 016/485/32

## FY 2019 TIF Administrator Contact Information

First Name: Michele Last Name: Obaya  
Address: 2621 N Thatcher Ave Title: Village Trustee/Chair of Economic Dev Comm  
Telephone: 708-453-8000 City: River Grove Zip: 60171-1612  
E-mail-  
required mobaya@rivergroveil.gov

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)

in the **City/Village** of: **River Grove, IL**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

  
Written signature of TIF Administrator

8-20-20

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 ONE FOR EACH TIF DISTRICT**

\*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.]

PRESIDENT  
DAVID B. GUERIN

VILLAGE CLERK  
MARJORIE A. MANCHEN

COMPTROLLER  
GREGORY PETERS



TRUSTEES  
LYNN M. BJORVIK  
ROGER V. SEWELL  
ROBERT C. THOMAS  
MICHELE M. OBAYA  
KATIE A. MUELLNER  
CHRISTOPHER J. LILLY

### Attachment B

#### Belmont & Thatcher TIF District

I, David B Guerin, President of the Village of River Grove, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, The Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2019 and ending December 31, 2019.

David B. Guerin  
David B Guerin  
Village President

8/20/20  
Date

PRESIDENT  
DAVID B. GUERIN  
  
VILLAGE CLERK  
MARJORIE A. MANCHEN  
  
COMPTROLLER  
GREGORY PETERS



TRUSTEES  
LYNN M. BJORVIK  
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ROBERT C. THOMAS  
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CHRISTOPHER J. LILLY

## Attachment C

### Belmont & Thatcher TIF District

#### RE: Attorney Review – Belmont & Thatcher TIF District

This will confirm that I am the Village Attorney for the Village of River Grove, Illinois. I have reviewed all information provided to me by the Village, staff and consultants, and I find that the Village has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set thereunder for the fiscal year beginning January 1, 2019 and ending December 31, 2019, to the best of my knowledge and belief.

Sincerely,



8/20/2020

Bart Smith  
Village Attorney

## **ATTACHMENT D**

### **Belmont/Thatcher TIF District**

Statement setting forth all activities undertaken in furtherance of the objectives of the Redevelopment Plan, including:

- A. Any project implemented during the reporting fiscal year:** No new projects were implemented during the project year.
- B. A description of redevelopment activities undertaken:** The Village continued to monitor the redevelopment of the shopping center project and completed the repayment of the existing bond obligations. Engineering commenced in FY2019 for a capital improvement to the existing sanitary lift station that serves the TIF with construction and completion of a new facility to occur in FY2020.

**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

**Belmont Thatcher**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 555,401

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	\$ 787,689	\$ 11,161,590	65%
State Sales Tax Increment		\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	15,742	\$ 284,885	2%
Land/Building Sale Proceeds	\$ -	\$ 5,640,000	33%
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 \$ 803,431

Cumulative Total Revenues/Cash Receipts \$ 17,086,475 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 1,198,004  
 Transfers to Municipal Sources \$ -  
 Distribution of Surplus

Total Expenditures/Disbursements \$ 1,198,004

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (394,573)

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 160,828

\* 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- (65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c))**

FY 2019

**TIF NAME:**

## Belmont Thatcher

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
(by category of permissible redevelopment project costs )

PAGE 1

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**SECTION 3.2 A**

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PAGE 2

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**SECTION 3.2 A**

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PAGE 3

## Section 3.2 B

FY 2019

**TIF NAME:**

## Belmont Thatcher

**Optional: Information in the following sections is not required by law, but would be helpful in creating fiscal transparency.**

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

**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 2019

**TIF NAME:**

## FUND BALANCE BY SOURCE

## Belmont Thatcher

\$ 160,828

## 1. Description of Debt Obligations

**Total Amount Designated for Obligations**

\$ 3,405,000 \$ -

## **2. Description of Project Costs to be Paid**

### Total Amount Designated for Project Costs

\$ 2,550,000

**TOTAL AMOUNT DESIGNATED**

\$ 2,550,000

### **SURPLUS/(DEFICIT)**

**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:**

**Belmont Thatcher**

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:**

**Belmont Thatcher**

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':**

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

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

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 15,395,000	\$ -	\$ 15,395,000
Public Investment Undertaken	\$ 5,000,000	\$ -	\$ 5,000,000
Ratio of Private/Public Investment	3 3/38		3 3/38

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*:Thatcher Woods Development**

Private Investment Undertaken (See Instructions)	\$ 15,395,000	\$ 15,395,000
Public Investment Undertaken	\$ 5,000,000	\$ 5,000,000
Ratio of Private/Public Investment	3 3/38	3 3/38

**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\*:American MGT Corp**

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

**PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**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

**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 the complete TIF report**

**SECTION 6**  
**FY 2019**

**TIF NAME:** Belmont Thatcher

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

**Year redevelopment**

<b>project area was designated</b>	<b>Base EAV</b>	<b>Reporting Fiscal Year EAV</b>
1999	\$ 6,940,195	\$ 13,439,005

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

<b>Overlapping Taxing District</b>	<b>Surplus Distributed from redevelopment project area to overlapping districts</b>
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

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

**SECTION 8**

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

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<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	
Map of District	