

STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality:	<u>United City of Yorkville</u>	Reporting Fiscal Year:	<b>2019</b>
County:	<u>Kendall</u>	Fiscal Year End:	<b>4/30/2019</b>
Unit Code:	<u>047/035/30</u>		

### FY 2019 TIF Administrator Contact Information

First Name:	Rob	Last Name:	Fredrickson
Address:	800 Game Farm Road	Title:	Finance Director
Telephone:	630-553-8534	City:	Yorkville
E-mail- required	rfredrickson@yorkville.il.us	Zip:	60560

I attest to the best of my knowledge, that this FY 2019 report of the redevelopment project area(s)  
in the **City/Village** of: **United City of Yorkville, Illinois**  
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

10/18/2019  
Date

**Section 1** (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

[illegible]

\*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.]

**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):**

**Downtown Yorkville II**

**Primary Use of Redevelopment Project Area\*: Commercial**

\* 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**

**X**

**Industrial Jobs Recovery Law**

**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****Downtown Yorkville II**Special Tax Allocation Fund Balance at Beginning of Reporting Period 

\$	-
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<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
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	\$ -	\$ -	0%
Transfers from Municipal Sources	\$ -	\$ -	0%
Private Sources	\$ -	\$ -	0%
Miscellaneous Income	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund 

\$	-
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Cumulative Total Revenues/Cash Receipts 

\$	-	0%
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Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) 

\$	2,736
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Transfers to Municipal Sources 

\$	-
----	---

Distribution of Surplus 

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Total Expenditures/Disbursements 

\$	2,736
----	-------

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

\$	(2,736)
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Previous Year Adjustment (Explain Below) 

\$	-
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**FUND BALANCE, END OF REPORTING PERIOD\***

\$	(2,736)
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\* 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.		
	-	
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 2,736

[illegible]

## 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:

Downtown Yorkville II

FUND BALANCE BY SOURCE

\$ (2,736)

Amount of Original Issuance	Amount Designated
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## 1. Description of Debt Obligations


Total Amount Designated for Obligations

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


Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS/(DEFICIT)

\$ (2,736)



**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:**

**Downtown Yorkville II**

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:

Downtown Yorkville II

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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
--------------------------------------------------------------------------------------------------	---

2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST <b>ALL</b> 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

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:** Downtown Yorkville II

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
5/18/2018	\$ 4,487,777	\$ 4,487,777

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.

Overlapping Taxing District	Surplus Distributed from redevelopment 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
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

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

The Downtown II TIF area is located primarily south of Hydraulic Avenue, just north of Washington Street, between White Oak Estate to the west and Benjamin Street to the east.

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

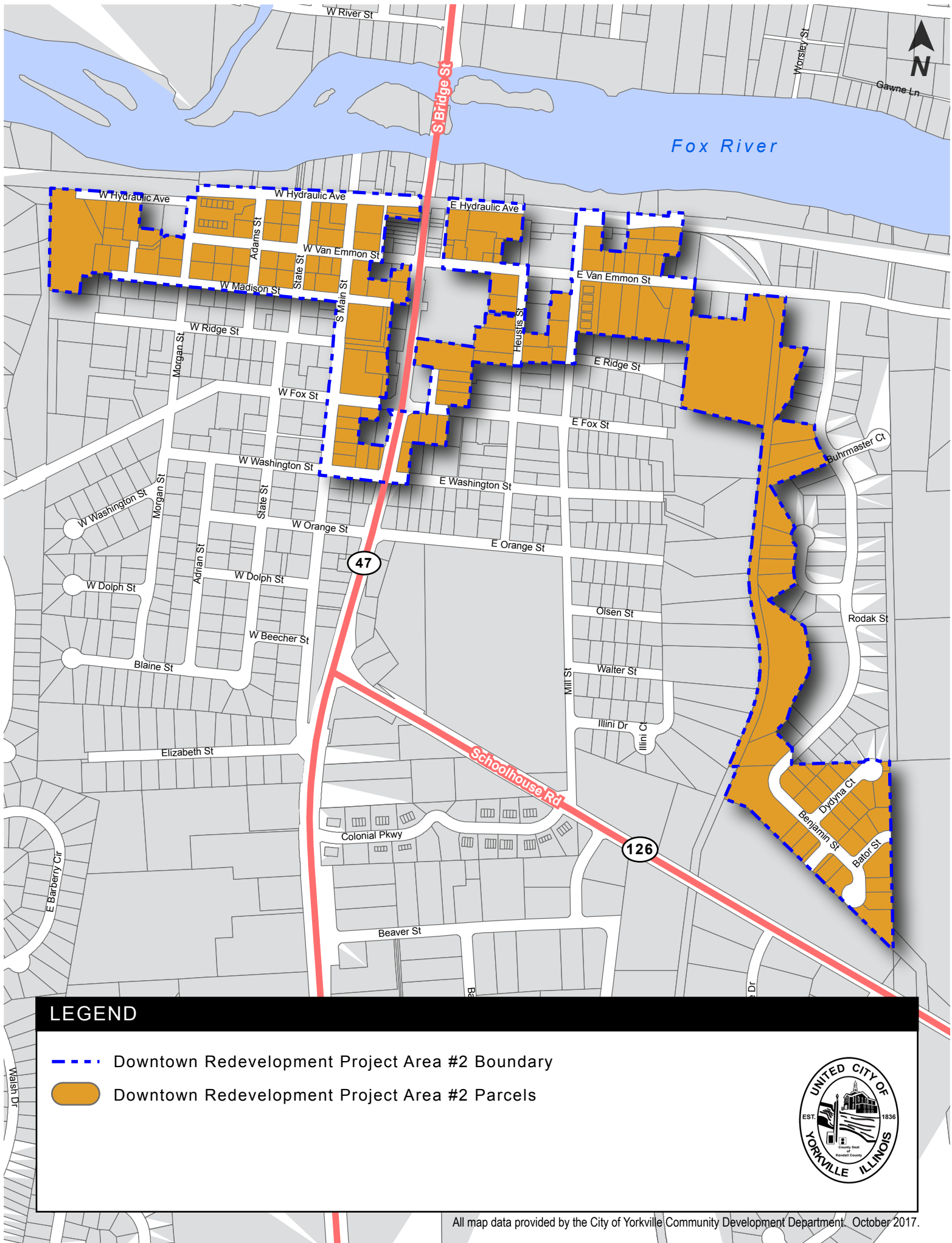
**DOWNTOWN REDEVELOPMENT PROJECT AREA #2**  
**LEGAL DESCRIPTION**

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF LOT 83 IN KENDALLWOOD ESTATES; THENCE NORTH ALONG THE EAST LINE OF SAID KENDALLWOOD ESTATES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE WESTERLY ALONG THE SAID SOUTH LINE TO THE NORTHERLY LINE OF DYDYNA COURT; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERLY LINE OF BENJAMIN STREET; THENCE NORTHERLY TO THE SOUTHERLY CORNER OF LOT 5 IN SAID KENDALLWOOD ESTATES; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 5 TO THE EASTERLY LINE OF LOT 86 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 86 TO THE SOUTHERLY CORNER OF LOT 12 IN SAID KENDALLWOOD ESTATES; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12 TO THE WEST LINE OF TOMASIK COURT; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTHERLY MOST CORNER OF LOT 17 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 17 TO THE SOUTHEASTERLY LINE OF LOT 27 IN SAID KENDALLWOOD ESTATES; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27 TO THE WESTERLY LINE OF SAID BENJAMIN STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BENJAMIN STREET TO THE NORTH LINE OF LOT 29 IN SAID KENDALLWOOD ESTATES; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 29 TO THE EASTERLY LINE OF LOT 84 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 84 TO THE NORTH LINE OF SAID LOT 84; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF EAST VAN EMMON STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF VAN EMMON STREET ADDITION TO YORKVILLE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID VAN EMMON STREET ADDITION TO YORKVILLE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID VAN EMMON STREET ADDITION TO YORKVILLE; THENCE NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH, TO THE NORTH LINE OF VAN EMMON STREET; THENCE WEST ALONG THE NORTH LINE OF SAID VAN EMMON STREET TO THE WEST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED JULY 3, 1990, AS DOCUMENT 904281; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF LOT 12 IN SECTION 33, ACCORDING TO THE PLAT THEREOF RECORDED ON PLAT BOOK 3 AT PAGE 96; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF THE ILLINOIS RAILNET RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION

OF THE EAST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-156-016; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE AND THE EAST LINES OF SAID PARCEL TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-156-017; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST LINE EXTENDED TO THE NORTH LINE OF HYDRAULIC AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF MILL STREET; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF MILL STREET AND THE WEST LINE OF MILL STREET TO THE SOUTH LINE OF LOT 4 IN TER-JAC SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 2 IN SAID TER-JAC SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 6 FEET OF LOT 1 IN SAID TER-JAC SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF EAST VAN EMMON STREET; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN TRUSTEE'S DEED DATED JANUARY 23, 2002 AND RECORDED AS DOCUMENT 200200002291; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID WEST LINE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF SAID EAST HYDRAULIC AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE, EXTENDED NORTH, OF THE 20' ALLEY RUNNING THROUGH BLOCK SIX OF BLACKS ADDITION TO YORKVILLE; THENCE SOUTH ALONG SAID EAST LINE EXTENDED NORTH AND SAID EAST LINE TO THE SOUTH LINE OF EAST VAN EMMON STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 2 IN THE OLD SECOND NATIONAL BANK BRIDGE STREET SUBDIVISION; THENCE FOLLOWING A CLOCKWISE DIRECTION AROUND THE PERIMETER OF SAID LOT 2 TO THE EAST LINE OF ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO A BEND POINT IN SAID SOUTH LINE; THENCE SOUTH ALONG A WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF BELL STREET; THENCE SOUTH ALONG THE WEST LINE OF BELL STREET AND THE WEST LINE OF BELL STREET EXTENDED SOUTH TO THE SOUTH LINE OF EAST FOX STREET; THENCE WESTERLY, ON SAID SOUTH LINE, TO THE WEST LINE OF ILLINOIS ROUTE 47; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF PARCEL TWO, DESCRIBED IN DEED RECORDED JULY 25, 2003 AS DOCUMENT NUMBER 200300025623; THENCE WESTERLY ON SAID SOUTH LINE AND ON THE SOUTH LINE OF PARCEL DESCRIBED IN DEED RECORDED FEBRUARY 1, 2010 AS DOCUMENT NUMBER 201000002076 TO THE WEST LINE OF LOT 5 IN BLOCK 11 IN THE ORIGINAL VILLAGE OF YORKVILLE; THENCE NORTHERLY, ON SAID WEST LINE AND ON THE WEST LINE OF LOT 4 IN SAID BLOCK 11 TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK 11; THENCE EASTERLY, ON THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF AFORESAID PARCEL TWO, DESCRIBED IN DEED RECORDED JULY 25, 2003 AS DOCUMENT NUMBER 200300025623; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF WEST FOX STREET; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE

EASTERLY 30 FEET OF LOT 7 IN BLOCK 14 IN THE ORIGINAL VILLAGE OF YORKVILLE; THENCE EASTERLY, ON THE SOUTH LINE OF SAID LOT 7, 30 FEET TO THE EAST LINE OF SAID LOT 7; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 7 AND ON THE EAST LINE OF LOT 6 IN SAID BLOCK 14 TO THE NORTH LINE OF SAID LOT 6; THENCE WESTERLY ON SAID NORTH LINE TO THE EAST LINE OF A PARCEL WITH A PIN OF 02-32-429-002 AND OWNED BY THE COUNTY OF KENDALL; THENCE NORTHERLY, ON THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF VACATED RIDGE STREET; THENCE NORTHERLY ON THE EAST LINE OF SAID VACATED RIDGE STREET TO THE EAST LINE OF VACATED JEFFERSON STREET; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 1, 1995 AS DOCUMENT NUMBER 9506986; THENCE EASTERLY, ON SAID SOUTH LINE, SAID LINE BEING THE CENTERLINE OF VACATED MADISON STREET TO THE EAST LINE OF SAID PARCEL, BEING ALSO THE WEST LINE OF ILLINOIS ROUTE 47; THENCE NORTHERLY, ON THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID PARCEL, BEING ALSO THE SOUTH LINE OF VAN EMMON STREET; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF SAID PARCEL; THENCE SOUTHERLY ON SAID WEST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 28 IN SAID ORIGINAL VILLAGE OF YORKVILLE; THENCE WESTERLY, ON SAID EASTERLY EXTENSION AND ON THE SOUTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 28, 125 FEET MORE OR LESS TO THE EAST LINE OF LOT 3 IN SAID BLOCK; THENCE NORTHERLY ON SAID EAST LINE AND ON THE EAST LINE OF LOT 4, 100 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 5 IN SAID BLOCK; THENCE EASTERLY ON THE NORTH LINE OF SAID LOTS 5 AND 6 IN SAID BLOCK 28 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN BLOCK 1 IN BLACKS ADDITION; THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF LOTS 6, 12, 11 AND 10 IN SAID BLOCK 1 TO THE SOUTH LINE OF THE NORTH HALF OF LOT 10; THENCE EASTERLY ON SAID SOUTH LINE AND ON THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 1 TO THE WEST LINE OF ROUTE 47; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF MORGAN STREET; THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF MORGAN STREET; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION AND ON THE WEST LINE OF SAID MORGAN STREET TO THE SOUTH LINE OF THE NORTH HALF OF VACATED VAN EMMON STREET. THENCE WESTERLY, ON SAID SOUTH LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN BLOCK 24 IN BLACKS SECOND ADDITION; THENCE NORTHERLY, ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF SAID LOT 2 TO THE SOUTH LINE OF THE NORTHERLY 143 FEET OF LOTS 3 AND 4 IN SAID BLOCK 24; THENCE WESTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE NORTHERLY, ON SAID WEST LINE AND ON THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF WHITE OAK FARM UNIT 1; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE SOUTH LINE OF PARCEL TWO, DESCRIBED IN TRUSTEES DEED RECORDED MARCH 5, 2004 AS DOCUMENT 200400005336; THENCE EASTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF PARCEL 3, DESCRIBED IN WARRANTY DEED, RECORDED OCTOBER 11, 2012 AS DOCUMENT NUMBER 201200019862; THENCE NORTHERLY, ON SAID WEST LINE, 100 FEET MORE OR LESS TO THE

WESTERLY EXTENSION OF THE SOUTH LINE OF MADISON STREET; THENCE EASTERLY, ON SAID WESTERLY EXTENSION TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 23 IN BLACKS SECOND ADDITION; THENCE NORTHERLY, ON SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH HALF OF VACATED MADISON STREET; THENCE EASTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 21 IN SAID BLACKS SECOND ADDITION; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF WEST MADISON STREET; THENCE EASTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTH MAIN STREET; THENCE SOUTHERLY, ON SAID WEST LINE TO THE SOUTH LINE OF WEST WASHINGTON STREET; THENCE EAST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF EAST WASHINGTON STREET TO THE WEST LINE OF THE EAST 10 FEET OF LOT 10 IN BLOCK 5 OF MASON'S ADDITION TO THE TOWN OF YORKVILLE, EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED AND SAID WEST LINE TO THE SOUTH LINE OF LOT 5 IN SAID BLOCK 5; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINES OF LOTS 2, 3 AND 4 IN SAID BLOCK 5 TO THE EAST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF EAST FOX STREET; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-301-011; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF THE FOLLOWING 2 P.I.N.'S 02-33-301-008 AND 02-33-301-013 TO THE SOUTHEAST CORNER OF LOT 1 IN THE OLD SECOND NATIONAL BANK BRIDGE STREET SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-301-004; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST, TO THE EAST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-304-005; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-304-014; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF MILL STREET; THENCE EASTERLY TO THE SOUTHEAST CORNER OF MILL STREET AND EAST RIDGE STREET; THENCE NORTH ALONG THE EAST LINE OF MILL STREET TO THE NORTH LINE OF PRICE'S FIRST ADDITION TO YORKVILLE; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PRICE'S FIRST ADDITION; THENCE SOUTH ALONG SAID EAST LINE TO AN OLD CLAIM LINE DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 6, 1988 AS DOCUMENT 883256; THENCE SOUTHEASTERLY ALONG SAID OLD CLAIM LINE TO THE WEST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE SOUTH ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF KENDALLWOOD ESTATES; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWESTERLY LINE OF SAID KENDALLWOOD ESTATES; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.







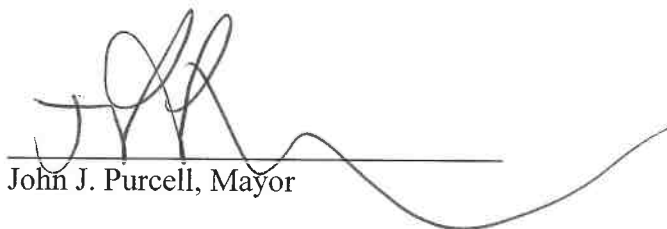
## **United City of Yorkville**

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

Attachment B

### **CERTIFICATION OF CHIEF EXECUTIVE OFFICER**

I, John J. Purcell, Mayor of the United City of Yorkville, Kendall County, Illinois, certify that the City has complied with all of the requirements of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.* during the fiscal year ending April 30, 2019, in connection with the administration of the Downtown II Tax Increment Financing District.



John J. Purcell, Mayor

LAW OFFICE  
**KATHLEEN FIELD ORR**  
2024 Hickory Road  
Suite 205  
Homewood, Illinois 60430  
312.382.2113

Attachment C

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

October 22, 2019

Susana A. Mendoza, State Comptroller  
Office of the State Comptroller  
Local Government Division  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601-3252

***Re: Downtown Yorkville II Tax Increment Finance Redevelopment Project Area for  
the Fiscal Year Ending April 30, 2019***

Dear State Comptroller:

I, Kathleen Field Orr, am the Tax Increment Financing attorney for the United City of Yorkville, Kendall 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 City Administration and I find that the United City of Yorkville, 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

KFO/kms

**Activities Statement**  
Downtown Yorkville II

The second TIF in the downtown area was created on May 18, 2018, for the purposes of enhancing the performance of the original downtown redevelopment area. The new Downtown TIF II is comprised of underperforming parcels from the original Downtown TIF, in addition to some new parcels, which expanded the overall size of the redevelopment area. By establishing a second TIF, these underperforming parcels now have a greater period of time to generate increment. Furthermore, TIF's that share a boundary may also distribute funds between them.

The new Downtown TIF did not receive any incremental property taxes in the current fiscal year, but did incur expenditures related to legal cost in the amount of \$2,736. Looking ahead to the upcoming fiscal year, the new Downtown TIF is expected to generate incremental property taxes of approximately \$25,000.

**MEETING OF THE JOINT REVIEW BOARD  
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS  
DOWNTOWN REDEVELOPMENT PROJECT AREA #2**

**Tuesday, February 13, 2018 4:00pm**

**City Hall Conference Room  
800 Game Farm Rd., Yorkville, IL**

**Call Meeting to Order**

The meeting was called to order at 4:02pm by City Attorney Kathleen Orr.

**Roll Call**

Attorney Orr took roll call as follows:

**United City of Yorkville**, City Administrator Bart Olson - yes

**Kendall Township**, Steve Gengler, Supervisor - yes

**Kendall County**, Andrez Beltran, Economic Development Coordinator - yes

**Yorkville Community School Dist. #115**, No representative

**Bristol-Kendall Fire Protection District**, No representative

**Waubonsee Junior College #516**, Darla Cardine, Assistant VP of Finance - yes  
and Sarah Orth from Waubonsee College

**Others Present:**

City Attorney Kathleen Orr

City of Yorkville Interim Assistant City Administrator Erin Willrett

City of Yorkville Community Development Director Krysti Barksdale-Noble

City of Yorkville Senior Planner, Jason Engberg

Yorkville Citizen Valerie Burd

**Motion to Elect Public Member**

Ms. Orr called for a motion to elect a Public Member. So moved by Bart Olson and seconded by Andrez Beltran to elect Valerie Burd as Public Member. Unanimous voice vote approval. Ms. Burd now becomes a voting member of this Joint Review Board. Ms. Orr said it was very important to note that since this TIF District encompasses a residential area, the Public Member must be a resident within the TIF District. If the TIF District does not include a residential area, anyone could serve in the role.

**Motion to Elect a Chairperson**

A motion was made by Andrez Beltran and seconded by Valerie Burd to elect Mr. Olson as Chairperson. Approved by unanimous voice vote. Mr. Olson then assumed chairing the meeting.

**Review of the public record, planning documents and Redevelopment Plan for the Downtown Redevelopment Project Area #2**

Jason Engberg gave a presentation of the documents pertaining to the Redevelopment Project. Mr. Olson said that following the presentation, the Board would vote on whether or not they wish to support the project. Mr. Engberg discussed the reason for the TIF as well as the three components of the proposed TIF: eligibility report, housing study and redevelopment plan. He said there is an existing TIF in the downtown that was formed

in 2006 when the recession occurred. Some of the properties in the 2006 TIF were pulled out and placed with other identified redevelopment properties to form the second TIF. He said the original TIF is still being examined to see if it should be extended. He noted that the State has qualified Yorkville for the new project.

### **Review of Proposed Ordinances**

Ms. Orr said in order to adopt the TIF, three ordinances must be adopted by the City Council. The first ordinance is to approve the plan, the second is designating the district to set the boundaries and the third ordinance instructs the County Clerk to create a list of parcel numbers with their assessed valuation. The list of parcel numbers must be done on the day the ordinance is adopted so calculations can be made to determine incremental tax money vs. existing taxes. Ms. Orr said that the Council must establish findings to demonstrate that without a TIF, there will be very little progress in the downtown.

### **Public Comment**

None

### **Discussion, Deliberation and Recommendation**

Mr. Olson said there were handouts from the Comp Plan that show the overall plans for the downtown and he said TIF assistance is needed for development. Ms. Burd asked about the reaction from the nearby railroad.

Mr. Olson entertained a motion of support. Ms. Burd moved to support the creation of a second TIF and Ms. Cardine seconded.

Roll call: United City of Yorkville-yes, Kendall Township-yes, Kendall County-no, Waubensee College-yes, Public Member Valerie Burd-yes. Carried 4-1.

The recommendation will be forwarded to City Council and a Public Hearing will be held March 13<sup>th</sup>. The TIF is up for discussion in March or April.

For the record, Ms. Burd directed comments to the other taxing bodies and said that development should be encouraged in the proposed TIF area. She said she bought her property 30 years ago and the river is going down resulting in a shortage of fresh water.

### **Adjournment**

There was no further business and the meeting adjourned at 4:34pm on a motion and second by Ms. Burd and Mr. Beltran, respectively.

Respectfully transcribed by  
Marlys Young, Minute Taker

UNITED CITY OF YORKVILLE, ILLINOIS  
TAX INCREMENTAL FINANCING DISTRICTS

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FINANCIAL AND COMPLIANCE REPORT

FOR THE FISCAL YEAR ENDED  
APRIL 30, 2019

## **INDEPENDENT AUDITORS' REPORT**



## **INDEPENDENT AUDITORS' REPORT**

September 20, 2019

The Honorable City Mayor  
Members of the City Council  
United City of Yorkville, Illinois

We have audited the accompanying basic financial statements of the governmental activities of the Countryside, Downtown and Downtown II Tax Incremental Financing Districts of the United City of Yorkville, Illinois as of and for the year ended April 30, 2019, which collectively comprise the Countryside, Downtown and Downtown II Tax Incremental Financing Districts as listed in the table of contents. The basic financial statements are the responsibility of the United City of Yorkville, Illinois' management. Our responsibility is to express an opinion on these basic 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 basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic 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.

As described in Note 1 to the basic financial statements, the basic financial statements present only the Countryside, Downtown and Downtown II Tax Incremental Financing Districts of the United City of Yorkville, Illinois, and are not intended to present fairly the financial position or results of operations of the United City of Yorkville, Illinois, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Countryside, Downtown and Downtown II Tax Incremental Financing Districts of the United City of Yorkville, Illinois as of April 30, 2019, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

We have also issued a report dated September 20, 2019 on our consideration of the Countryside, Downtown and Downtown II Tax Incremental Financing Districts' compliance with laws, regulations, contracts and grants.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP



## **FINANCIAL STATEMENTS**

**UNITED CITY OF YORKVILLE, ILLINOIS**  
**TAX INCREMENTAL FINANCING DISTRICTS**

**Balance Sheet**  
**April 30, 2019**

	Countryside TIF	Downtown TIF	Downtown TIF II
<b>ASSETS</b>			
Cash and Investments	\$ -	-	-
Accounts	-	17	-
Total Assets	-	17	-
<b>LIABILITIES</b>			
Liabilities			
Accounts Payable	-	94,639	161
Due to Other Funds	422,459	929,896	2,575
Total Liabilities	422,459	1,024,535	2,736
<b>FUND BALANCES</b>			
Fund Balances			
Unassigned	(422,459)	(1,024,518)	(2,736)
Total Liabilities and Fund Balances	-	17	-

The notes to the financial statements are an integral part of this statement.

**UNITED CITY OF YORKVILLE, ILLINOIS**  
**TAX INCREMENTAL FINANCING DISTRICTS**

**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Fiscal Year Ended April 30, 2019**

	Countryside TIF	Downtown TIF	Downtown TIF II
Revenues			
Taxes			
Property Taxes	\$ 198,918	78,434	-
Expenditures			
General Government			
Administration Fees	11,049	31,533	-
Professional Services	498	294	-
Legal Services	-	3,445	2,736
TIF Incentive Payout	-	22,108	-
Capital Outlay			
Project Costs	-	105,516	-
Downtown Streetscape Improvement		25,468	
Route 47 Expansion	-	7,482	-
Debt Service			
Principle Retirement	42,332	200,000	-
Interest and Fiscal Charges	107,679	25,801	-
Total Expenditures	161,558	421,647	2,736
Net Change in Fund Balances	37,360	(343,213)	(2,736)
Fund Balances - Beginning	(459,819)	(681,305)	-
Fund Balances - Ending	(422,459)	(1,024,518)	(2,736)

The notes to the financial statements are an integral part of this statement.

**UNITED CITY OF YORKVILLE, ILLINOIS  
TAX INCREMENTAL FINANCING DISTRICTS**

**Notes to the Financial Statements  
April 30, 2019**

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The operations of Countryside, Downtown and Downtown II Tax Incremental Financing Districts are accounted for through special revenue funds of the United City of Yorkville, Illinois. It applies the following policies:

**Basis of Accounting**

The financial statements are prepared on the modified accrual basis of accounting under which revenue is recognized when it becomes both measurable and available, and expenditures generally are recognized when the liability is incurred.



Attachment L

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GENERALLY  
ACCEPTED AUDITING STANDARDS**

September 20, 2019

The Honorable City Mayor  
Members of the City Council  
United City of Yorkville, Illinois

We have audited the accompanying basic financial statements of the governmental activities of the Countryside, Downtown and Downtown II Tax Incremental Financing Districts of the United City of Yorkville, Illinois, as of and for the year ended April 30, 2019, and have issued our report thereon dated September 20, 2019. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

Compliance with laws, regulations, contracts, and grants applicable to the Financing Districts are the responsibility of the United City of Yorkville's management. As part of obtaining reasonable assurance about whether basic financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts and grants applicable to the Financing District, including the City's compliance with subsection (q) of Section 11-74.4-3 of the State of Illinois Public Act 85-1142, *An Act in Relation to Tax Increment Financing*, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance with the provisions referred to in the preceding paragraph.

This report is intended for the information of the members of the City Council and management, and is not intended to be used and should not be used by anyone other than these specified parties.

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP