

FY 2020
ANNUAL TAX INCREMENT FINANCE
REPORT



STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality: Glenview Reporting Fiscal Year: 2020
County: Cook Fiscal Year End: 12/31/2020
Unit Code: 016/210/32

FY 2020 TIF Administrator Contact Information

First Name: Donald Last Name: Owen
Address: 2500 East Lake Avenue Title: Deputy Village Manager
Telephone: 847/904-4478 City: Glenview Zip: _____
E-mail-
required dowen@glenview.il.us

I attest to the best of my knowledge, that this FY 2020 report of the redevelopment project area(s)
in the City/Village of: Glenview
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.].

Donald K. Owen 06.21.2021
Written signature of TIF Administrator 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

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Waukegan Road/Golf Road TIF District	4/16/2013	

*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 2020**

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

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

	If "Combination/Mixed" List Component Types: Retail and Residential
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)] If yes, please enclose the amendment (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).		X
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	

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

FY 2020

Waukegan Road/Golf Road TIF District

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,834,698

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	\$ 2,265,201	\$ 7,463,765	62%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 27,758	\$ 183,288	2%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 4,385,000	36%
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 \$ 2,292,959

Cumulative Total Revenues/Cash Receipts \$ 12,032,053 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 878,346

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 878,346

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 1,414,613

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 4,249,311

* 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 2020

TIF NAME:

Waukegan Road/Golf Road TIF District

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

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Professional Costs	19,348	
		\$ 19,348
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		

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		\$ 878,346

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)

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

FY 2020

TIF NAME:

Waukegan Road/Golf Road TIF District

FUND BALANCE BY SOURCE

\$ 4,249,311

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

Series 2013B Taxable General Obligation Bonds	\$ 4,385,000	\$ 2,113,500

Total Amount Designated for Obligations	\$ 4,385,000	\$ 2,113,500
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2. Description of Project Costs to be Paid

TIF Eligible Cost Reimbursements		\$ 252,198
Statutory Per Capita Tuition Charges		\$ 1,154,620
Property Tax Refund / Administrative Fee Escrow Account		\$ 748,000

Total Amount Designated for Project Costs	\$ 2,154,818
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TOTAL AMOUNT DESIGNATED	\$ 4,268,318
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SURPLUS/(DEFICIT)	\$ (19,007)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2020

TIF NAME: **Waukegan Road/Golf Road TIF District**

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

X

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

Property Acquired by the Municipality Within the Redevelopment Project Area.

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

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

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

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

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

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

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

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

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

FY 2020

TIF Name:

Waukegan Road/Golf Road TIF District

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

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

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
--	--

2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
--	---

2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	2
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LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 88,224,566	\$ -	\$ 88,224,566
Public Investment Undertaken	\$ 4,132,802	\$ 252,198	\$ 4,385,000
Ratio of Private/Public Investment	21 33/95		20 11/92

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)	\$ 29,724,566		\$ 29,724,566
Public Investment Undertaken	\$ 4,132,802	\$ 252,198	\$ 4,385,000
Ratio of Private/Public Investment	7 5/26		6 7/9

Project 2*:

Private Investment Undertaken (See Instructions)	\$ 58,500,000		\$ 58,500,000
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 2020

TIF NAME: Waukegan Road/Golf Road TIF District

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
2013	\$ 4,967,054	\$ 32,791,654

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
Glenview Special Service Areas	\$ -
Glenview Park District	\$ -
Cook County, including Forest Preserve District	\$ -
Metropolitan Water Reclamation District	\$ -
Elementary School District No. 37,63,34,67,30,31,39	\$ -
High School District No. 207, 203, 219, 225	\$ -
Community College No. 535	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

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:

Generally bounded on the south by Golf Road, on the east by Metra right-of-way, on the north by Overlook Drive, and on the west by Waukegan Road.

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

Attachment B

Waukegan Road/Golf Road TIF District

I, Michael Jenny, the Village President of the Village of Glenview, 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, 2020 and ending December 31, 2020.


VILLAGE PRESIDENT

06.21.2021
DATE

Attachment C



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(P) 312.604.9195
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June 21, 2021

Via: Electronic Mail (dowen@glenview.il.us)

Mr. Donald Owen
Deputy Village Manager
Village of Glenview
2500 E. Lake Ave
Glenview, Illinois 60026

**Re: *FY 2020 Legal Counsel TIF Compliance Opinion Letter –
Waukegan Road / Golf Road Redevelopment Project Area***

Dear Don,

We completed our legal review of the Village of Glenview's ("*Village*") activities related to the Waukegan Road / Golf Road Redevelopment Project Area ("*TIF District*") for the fiscal year ending December 31, 2020, as required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-5(d) ("*Act*"). During the 2020 fiscal year, the Village incurred certain expenses in the TIF District that are eligible for reimbursement under the Act, including professional service and debt service costs.

The Village has assembled the required information under Act Section 11-74.4-5(d) for the TIF District and will distribute the information to the State Comptroller's Office and the taxing districts that levy taxes against properties located within the TIF District. Further, as required by Act Section 11-74.4-5(e), the Joint Review Board will conduct an annual meeting in accordance with the Act to review the TIF District's status.

Based upon the material we were given to review and to the best of our knowledge, it is our opinion that the Village has substantially complied in all material respects with the Act's requirements during the 2020 fiscal year.

Please don't hesitate to contact me with questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory W. Jones".

Gregory W. Jones

cc: Debi Lubbat, Village of Glenview (via: *electronic mail* (dlubbat@glenview.il.us))

Attachment D. 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; and
- B. A description of the redevelopment activities undertaken.

As part of the TIF redevelopment, the Village had entered into a redevelopment agreement with Glenview – REG, LLC in order to provide for the development of an approximately 75,000 s.f. Mariano’s grocery store and approximately 24,000 s.f. of additional retail uses on the south portion of an approximately 20 acre site. The north portion of the site included a residential apartment project including 238 units to be developed by Focus Acquisitions LLC. The project as proposed would include Village/TIF funding to provide for the construction of certain regional off-site improvements to adjacent roadways and related utilities, sidewalks, traffic signal improvements and lighting, as well as related water main improvements.

The Mariano’s grocery store opened October 2014. The 24,000 s.f. of ancillary retail/commercial space (core and shell work) was completed in 2014 with tenant improvements and leasing completed in early 2015. The retail/commercial space was 93% occupied at the end of 2020. By May 2015, the residential apartments were fully constructed with occupancy of 95% at the end of 2020. The Village funded TIF improvements are completed.

Attachment F. Additional Information on Uses of Funds Related to Achieving Objectives of the Redevelopment Plan

The Village applied bond proceeds to the payment of infrastructure costs specified in the redevelopment agreement, debt service costs associated with the project bond issue, and administrative costs. TIF revenues were applied to the per capita tuition charges as provided for by the TIF Act and payment of debt service costs associated with the project bond issue.

Attachment H

VILLAGE OF GLENVIEW
JOINT REVIEW BOARD MEETING - WAUKEGAN ROAD/GOLF ROAD TAX INCREMENT FINANCING (TIF) DISTRICT
December 9, 2020 - 3:00 p.m. Virtual Meeting
APPROVED MINUTES

1. CALL TO ORDER

Deputy Village Manager Don Owen read a statement regarding the Open Meetings Act and called the virtual meeting of the Joint Review Board (JRB) to order at 3:03 p.m.

2. ROLL CALL

Present: Don Owen, Village of Glenview; Eric Miller, Glenview School District 34; and Katie Skibbe, Glenview Park District

Also Present: Debi Lubbat, Deputy Director of Administrative Services, Village of Glenview; Nick Santoro, Assistant to the Village Manager, Village of Glenview; Lori Grandi, Administrative Coordinator, Village of Glenview; Tim Neubauer, District 219 and Don Gelfund, Niles Township

3. MINUTES FROM December 11, 2019

Deputy Village Manager Owen advised that the Approved Minutes from the December 11, 2019, meeting were provided as Attachment H in the Fiscal Year 2019 Annual TIF Report, which was distributed to the JRB, and is also available on the Village of Glenview website.

4. REVIEW OF ANNUAL TIF REPORT

Deputy Village Manager Owen explained the purpose and components of the annual Tax Increment Financing (TIF) report and the process for submitting the report. The process includes first filing the report with the Illinois Comptroller; second sending out the completed finalized report to all taxing districts; and finally, calling the annual Joint Review Board meeting to discuss the TIF's series of certifications and economic activity. Fiscal year 2019 reported a deficit of approximately \$1.5 million, therefore no surplus was declared.

5. PROJECT UPDATE

Deputy Village Manager Owen provided an overview of the project at Waukegan Road and Golf Road. The retail occupancy is currently 92.82% with two small vacancies, and the 238 apartments on the north end, is at 94.56%, or 225 apartments.

Property taxes for tax year 2019 collected in 2020 have been received in the approximate amount of \$2.3 million. As the project is fully built and on the tax rolls, the financial stability of the TIF is excellent and is on schedule for a ten-year TIF as planned, or possibly less than the ten years. The maximum period for a TIF without an extension is 23 years, so this is anticipated to be closed in less than half the time allotted.

COVID has presented challenges and concerns for certain spaces and the possibility of future vacancies, rent reductions, property values reassessed and property tax refunds. Next year Village staff will obtain additional data on property taxes, appeals and assess when they can close the TIF.

PER CAPITA TUITION CHARGE PAYMENT: Under the State law, TIF's are required to provide per-capita tuition charge payments to eligible taxing bodies. For the payments made in 2019, there were six students residing in the apartments attending high school District 219, which generated a maximum allowable payment to District 219 of \$98,974.86. There were sixteen students residing in the apartments attending elementary School District 34, which also generated a maximum allowable payment to School District 34 of \$205,563.16. Depending on the final student counts and the per-capita tuition charge per student, the 2020 payments could exceed the maximum allowable payment of 13% to District 219 (~\$125,000) and 27% to District 34 (~\$260,000) of the net residential property tax collection.

6. PUBLIC COMMENT

Tim Neubauer, District 219 commented that what had been presented looked good. **Public Comments Closed.**

7. ADJOURNMENT

Member Miller made a motion to adjourn the meeting at 3:23 p.m., seconded by Member Skibbe, followed by a unanimous vote to adjourn.

Attachment K

VILLAGE OF GLENVIEW

DETAILED SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - WAUKEGAN GOLF TIF FUND - NONMAJOR SPECIAL
REVENUE FUND

For the Year Ended December 31, 2020
With Comparative Actual Amounts for the Year Ended December 31, 2019

	2020		Actual	2019 Actual
	Budgeted Amounts			
	Original	Final		
REVENUES				
Property Taxes - Incremental	\$ 1,553,778	\$ 1,553,778	\$ 2,265,201	\$ 1,558,070
Investment Income	49,600	49,600	27,758	69,610
Total Revenues	<u>1,603,378</u>	<u>1,603,378</u>	<u>2,292,959</u>	<u>1,627,680</u>
EXPENDITURES				
Community Development				
Personnel	9,183	9,183	12,004	8,580
Contractual Services	322,040	322,040	164,402	310,798
Total Community Development	<u>331,223</u>	<u>331,223</u>	<u>176,406</u>	<u>319,378</u>
Debt Service				
Principal	620,000	620,000	620,000	605,000
Interest and Fiscal Charges	81,940	81,940	81,940	96,158
Total Expenditures	<u>1,033,163</u>	<u>1,033,163</u>	<u>878,346</u>	<u>1,020,536</u>
Net Change in Fund Balance	<u>\$ 570,215</u>	<u>\$ 570,215</u>	1,414,613	607,144
FUND BALANCE - Beginning of Year			<u>2,834,698</u>	<u>2,227,554</u>
FUND BALANCE - END OF YEAR			<u>\$ 4,249,311</u>	<u>\$ 2,834,698</u>



**Independent Auditors' Report on Compliance
Tax Increment Financing District**

To the Honorable Village President and
Members of the Board of Trustees
Village of Glenview, Illinois

We have audited the basic financial statements of the Village of Glenview, Illinois, as of and for the year ended December 31, 2020, and have issued our report thereon dated June 10, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters for the Village's Waukegan Road/Golf Road Redevelopment (TIF) Project. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Village Board, management, the State of Illinois, and others within the Village and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
June 10, 2021