



**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

<b>Primary Use of Redevelopment Project Area*:</b> Combination
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
<b>If "Combination/Mixed" List Component Types:</b> Retail Comm. Res
<b>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</b>
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
For redevelopment projects beginning prior to FY 2022, 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> <span style="float: right; color: red;">For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions 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, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b></span>	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 (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <b>chosen by the municipality</b> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <b>and actual debt service.</b> [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, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (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
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <span style="float: right; color: red;"><b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b></span>	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)]

**FY 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 296,121

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	\$ 408,949	\$ 4,501,935	68%
State Sales Tax Increment			0%
Local Sales Tax Increment		\$ 2,518	0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 805	\$ 50,292	1%
Land/Building Sale Proceeds		\$ 489,245	7%
Bond Proceeds		\$ 1,500,000	23%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)		\$ 35,930	1%

**All Amount Deposited in Special Tax Allocation Fund** \$ 409,754

**Cumulative Total Revenues/Cash Receipts** \$ 6,579,920 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 544,515

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements** \$ 544,515

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ (134,761)

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 161,360

\* 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 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
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.		
General Government Administration	123,020	
		\$ 123,020
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 3.3** [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

**FY 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

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

**FUND BALANCE BY SOURCE**

\$	161,360
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
General Obligation Refunding Bonds, Series 2013	\$ 1,500,000	\$ 150,000
<b>Total Amount Designated for Obligations</b>	\$ 1,500,000	\$ 150,000

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
TIF Administration		\$ 15,000
<b>Total Amount Designated for Project Costs</b>		\$ 15,000

<b>TOTAL AMOUNT DESIGNATED</b>	\$ 165,000
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<b>SURPLUS/(DEFICIT)</b>	\$ (3,640)
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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 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

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

X
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Indicate an 'X' if no property was 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:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

**PAGE 1**

**Page 1 MUST 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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>	
<b>2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)</b>	X
<b>2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>	2
<b>2b. The total number of <u>NEW</u> projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.</b>	

**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)	\$ 2,000,000	\$ -	\$ -
Public Investment Undertaken	\$ 125,836	\$ -	\$ -
Ratio of Private/Public Investment	15 42/47		0

**Project 1 Name: Shopping Center TIF 1 portion**

Private Investment Undertaken (See Instructions)	\$ 500,000		
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2 Name: Family Dollar**

Private Investment Undertaken (See Instructions)	\$ 1,500,000		
Public Investment Undertaken	\$ 125,836		
Ratio of Private/Public Investment	11 23/25		0

**Project 3 Name:**

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

**Project 4 Name:**

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

**Project 5 Name:**

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

**Project 6 Name:**

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



**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Oak Forest TIF No.1**

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

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



**Attachment B**

**Re: City of Oak Forest TIF No. 1**

I, Henry L. Kuspa, the duly elected Chief Executive Officer of the City of Oak Forest, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2022 and ending April 30, 2023.

Henry L. Kuspa

Mayor

9/10/2024

Date

**KTJ**

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

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

**Klein, Thorpe & Jenkins, Ltd.**

DD 312 984 6421  
sfuhler@ktjlaw.com

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OPINION OF LEGAL COUNSEL  
City of Oak Forest

**RE:** TIF No. 1 Redevelopment Area  
(Date Designated 12/16/86; extended 2007)  
Section 11-74,4-5(d)(4) Illinois Tax Increment  
Allocation Redevelopment Act Review

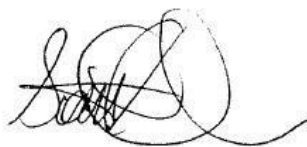
**FROM:** Klein, Thorpe & Jenkins, Ltd.

*September 10, 2024*

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We serve as legal counsel for the City of Oak Forest, Illinois. We have conducted a review as provided at Section 11-74,4-5(d)(4) of the Illinois' Tax Increment Allocation Redevelopment Act. Our review is based on the information provided by City staff and consultants regarding this TIF #1. To the best of our knowledge and belief, it is our opinion that the City of Oak Forest has completed its FY 2023 Annual Tax Increment Finance Report for TIF #1 consistent with the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act for the fiscal year beginning May 1, 2022 and ending April 30, 2023.

Klein, Thorpe & Jenkins, Ltd.



Scott F. Uhler

**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 beginning; and
- B. A description of the redevelopment activities undertaken.

No new projects were undertaken in the reporting Fiscal Year. The City continued to monitor several sites for potential redevelopment projects.



**CITY OF OAK FOREST, ILLINOIS**

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TAX INCREMENT FINANCING DISTRICT FUNDS

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2023



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**CITY OF OAK FOREST, ILLINOIS**  
**TABLE OF CONTENTS**

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	<u>Page(s)</u>
INDEPENDENT ACCOUNTANT’S REPORT .....	1
INDEPENDENT AUDITOR’S REPORT ON SUPPLEMENTARY INFORMATION .....	2
SUPPLEMENTAL DATA	
Combining Balance Sheet .....	3
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances .....	4

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

The Honorable Mayor  
Members of the City Council  
City of Oak Forest, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information of the City of Oak Forest, Illinois as of and for the year ended April 30, 2023, which collectively comprise the basic financial statements of the City of Oak Forest, Illinois, and have issued our report thereon dated November 30, 2023, which expressed an unmodified opinion on those statements.

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

*Sikich LLP*

Naperville, Illinois  
November 30, 2023

## **SUPPLEMENTAL DATA**

**CITY OF OAK FOREST, ILLINOIS**

TAX INCREMENT FINANCING DISTRICT FUNDS

COMBINING BALANCE SHEET

April 30, 2023

	<b>1986 TIF</b>	<b>TIF III Capital Projects</b>	<b>TIF IV Capital Projects</b>	<b>TIF V Capital Projects</b>	<b>TIF VI Capital Projects</b>	<b>TIF VII Capital Projects</b>	<b>Total</b>
<b>ASSETS</b>							
Cash and cash equivalents	\$ 161,741	\$ -	\$ 648,719	\$ -	\$ 202,725	\$ 1,240,568	\$ 2,253,753
<b>TOTAL ASSETS</b>	<b>\$ 161,741</b>	<b>\$ -</b>	<b>\$ 648,719</b>	<b>\$ -</b>	<b>\$ 202,725</b>	<b>\$ 1,240,568</b>	<b>\$ 2,253,753</b>
<b>LIABILITIES AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 381	\$ 14,012	\$ 653,305	\$ 5,457	\$ 68	\$ 66	\$ 673,289
Line of credit	-	-	117,453	-	60,858	-	178,311
Due to other funds	-	65,730	-	317,706	-	-	383,436
Advances from other funds	-	1,500,000	-	-	-	-	1,500,000
Total liabilities	381	1,579,742	770,758	323,163	60,926	66	2,735,036
<b>FUND BALANCE</b>							
Restricted for economic development	161,360	-	-	-	141,799	1,240,502	1,543,661
Unassigned (deficit)	-	(1,579,742)	(122,039)	(323,163)	-	-	(2,024,944)
Total fund balances	161,360	(1,579,742)	(122,039)	(323,163)	141,799	1,240,502	(481,283)
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 161,741</b>	<b>\$ -</b>	<b>\$ 648,719</b>	<b>\$ -</b>	<b>\$ 202,725</b>	<b>\$ 1,240,568</b>	<b>\$ 2,253,753</b>

(See independent auditor's report.)

**CITY OF OAK FOREST, ILLINOIS**

TAX INCREMENT FINANCING DISTRICT FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES

For the Year Ended April 30, 2023

	<b>1986 TIF</b>	<b>TIF III Capital Projects</b>	<b>TIF IV Capital Projects</b>	<b>TIF V Capital Projects</b>	<b>TIF VI Capital Projects</b>	<b>TIF VII Capital Projects</b>	<b>Total</b>
<b>REVENUES</b>							
Taxes	\$ 408,949	\$ 555,818	\$ -	\$ 1,322	\$ 197,852	\$ 346,180	\$ 1,510,121
Investment income	805	(1,958)	5,512	(8,041)	(21)	8,034	4,331
Miscellaneous	-	-	14,801	-	-	-	14,801
Total revenues	409,754	553,860	20,313	(6,719)	197,831	354,214	1,529,253
<b>EXPENDITURES</b>							
General government							
Administration	123,020	145,068	2,648	199,155	2,151	3,116	475,158
Debt service							
Principal	400,000	275,000	-	-	-	-	675,000
Interest and fiscal charges	21,495	192,075	22,358	-	16,325	-	252,253
Total expenditures	544,515	612,143	25,006	199,155	18,476	3,116	1,402,411
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(134,761)	(58,283)	(4,693)	(205,874)	179,355	351,098	126,842
<b>OTHER FINANCING SOURCES (USES)</b>							
Transfers in	-	-	-	-	250,000	-	250,000
Transfers (out)	-	(250,000)	-	-	-	-	(250,000)
Proceeds from sale of capital assets	-	249,750	271,814	772,294	-	-	1,293,858
Total other financing sources (uses)	-	(250)	271,814	772,294	250,000	-	1,293,858
NET CHANGE IN FUND BALANCES	(134,761)	(58,533)	267,121	566,420	429,355	351,098	1,420,700
FUND BALANCES (DEFICIT) , MAY 1	296,121	(1,521,209)	(389,160)	(889,583)	(287,556)	889,404	(1,901,983)
<b>FUND BALANCES (DEFICIT), APRIL 30</b>	<b>\$ 161,360</b>	<b>\$ (1,579,742)</b>	<b>\$ (122,039)</b>	<b>\$ (323,163)</b>	<b>\$ 141,799</b>	<b>\$ 1,240,502</b>	<b>\$ (481,283)</b>

(See independent auditor's report.)



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## INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor  
Members of the City Council  
City of Oak Forest, Illinois

We have examined management of the City of Oak Forest's (the City) assertion that the City 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, 2023. The City's management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion about the City's compliance based on our examination.

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

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, management's assertion that the City of Oak Forest complied with the aforementioned requirements, included in the Report on Compliance with Public Act 85-1142 for the year ended April 30, 2023, is fairly stated, in all material respects.

This report is intended solely for the information and use of the City Council, management, the Joint Review Board, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

*Sikich LLP*

Naperville, Illinois  
November 30, 2023

