

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): <p style="text-align: center;">North Ave/Schmale Rd TIF</p>	
<p style="text-align: center;">Primary Use of Redevelopment Project Area*: Retail</p>	

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

<p style="text-align: center;">If "Combination/Mixed" List Component Types:</p>	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): <p style="text-align: right;">Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> <u> </u> Industrial Jobs Recovery Law <input type="checkbox"/> <u> </u></p>	

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

North Ave/Schmale Rd TIF

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 553,331

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	\$ 349,372	\$ 1,210,220	23%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 7,452	\$ 16,410	0%
Land/Building Sale Proceeds	\$ -	\$ -	0%
Bond Proceeds	\$ -	\$ 3,500,000	66%
Transfers from Municipal Sources	\$ 132,800	\$ 613,197	11%
Private Sources	\$ -	\$ -	0%
Other (Identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

All Amount Deposited in Special Tax Allocation Fund \$ 489,623

Cumulative Total Revenues/Cash Receipts \$ 5,339,827 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 231,589

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 231,589

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 258,034

Previous Year Adjustment (Explain Below) \$ -

FUND BALANCE, END OF REPORTING PERIOD* \$ 811,365

* 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:

North Ave/Schmale Rd TIF

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.		
Legal Services	1,097	
		\$ 1,097
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		\$ 231,589

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:

North Ave/Schmale Rd TIF

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

XX 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)
PAGE 1

FY 2020

TIF Name: North Ave/Schmale Rd TIF

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

LIST <u>ALL</u> 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)	\$ 23,489,461	\$ -	\$ -
Public Investment Undertaken	\$ 3,500,000	\$ -	\$ -
Ratio of Private/Public Investment	6 69/97		0

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*:

Private Investment Undertaken (See Instructions)	\$ 23,489,461		
Public Investment Undertaken	\$ 3,500,000		
Ratio of Private/Public Investment	6 69/97		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



Attachment B

Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

October 16, 2020

Illinois Office of the Comptroller
Local Government Division
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601

Re: Village of Carol Stream
North Ave/Schmale Road TIF
Unit Code 022/030/32

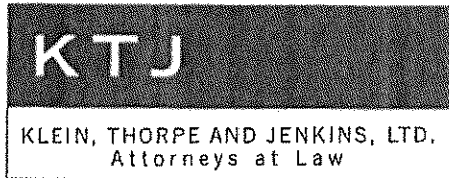
To whom it may concern:

Pursuant to the provisions of the Tax Increment Allocation Redevelopment Act ("Act"), to the best of my knowledge and belief, and based on the attached representations of the Village's legal counsel, the Village of Carol Stream is in compliance with the provisions of the Act for the above-referenced tax increment financing district as of and for the year ended April 30, 2020.

Sincerely,

Robert Mellor
Village Manager

Attachment C



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

7 Northpoint Drive
Streator, Illinois 61364-1159
T 815 672 3116 F 815 672 0738

www.ktjlaw.com

October 26, 2020

Office of the Illinois State Comptroller
James R. Thompson Center
100 West Randolph Street
Suite 15-500
Chicago, Illinois 60601

**Re: Attorney Review of Village of Carol Stream North Avenue/Schmale Road
TIF
Unit No. 022/030/32**

To Whom It May Concern:

Please be advised that I am the duly appointed Village Attorney for the Village of Carol Stream, Illinois. In my capacity as the Village Attorney I have conducted a review of all information provided to me by the Village staff and consultants in connection with the above referenced North Avenue/Schmale Road TIF. Based upon that review, it is my opinion that the Village has conformed to all the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year beginning May 1, 2019 and ending April 30, 2020.

Very truly yours,

KLEIN, THORPE & JENKINS, LTD.

James A. Rhodes

cc. Jon Batek

428492_1

North Ave/Schmale Rd TIF
Unit Code 022/030/32



Village of Carol Stream

FRANK SAVERINO, SR., MAYOR • LAURA CZARNECKI, CLERK • ROBERT MELLOR, MANAGER
500 N. Gary Avenue • Carol Stream, Illinois 60188-1899
(630) 665-7050 • FAX (630) 665-1064
www.carolstream.org

Carol Stream- North Ave/Schmale Rd TIF Unit Code 022/030/32

Attachment F

Fund resources received were allocated toward payments on the non-recourse note.

DRAFT

Attachment H

**MINUTES OF THE JOINT REVIEW BOARD
CAROL STREAM NORTH AVENUE AND SCHMALE ROAD
TAX INCREMENT FINANCING (TIF) DISTRICT
TUESDAY, DECEMBER 10, 2019
10:00 A.M.**

Members Present:

Frank Saverino, Sr. Mayor, Village of Carol Stream/Chairman, Joint Review Board
William Farley, Asst. Superintendent of Business Operations, Wheaton/Warrenville
School Dist. 200
O. Chris Heidorn, Supervisor, Milton Township
Mike Ashby, Public Member

Staff/Others Present:

Robert Mellor, Village Manager, Village of Carol Stream
Joe Carey, Assistant Village Manager, Village of Carol Stream
Don Bastian, Community Development Director
Jon Batek, Finance Director, Village of Carol Stream
Barb Wydra, Assistant Finance Director, Village of Carol Stream

Chairman Saverino called the meeting to order at 10:00 a.m.

Approval of Minutes of December 18, 2018 Joint Review Board. Moved by Mr. Farley, seconded by Chairman Saverino, motion approved unanimously.

Chairman Saverino turned the meeting over to Finance Director Jon Batek who briefly summarized the financial reports which had been sent out prior to the meeting.

Property tax increment collected in FY19 totaled \$316,903 and grew by 3.9% compared to the prior year FY18. Total EAV of properties contained within the TIF grew by 2.1% over the same period.

Pursuant to the redevelopment agreement, the Village transfers 50% of sales taxes produced on the main Caputo's grocery/warehouse parcel to the TIF each year. Total sales taxes contributed during FY19 were \$101,601 inclusive of the Village's 10% contribution related to the Caputo's redevelopment parcel. The Village made an additional 10% contribution on all non-redevelopment agreement parcels totaling \$17,136. Adding interest earned on invested balances during the year, the TIF recorded total revenues of \$441,881 for the year ended April 30, 2019.

Looking to the expenditure side of the ledger, based on the redevelopment agreement, semiannual principal and interest payments on the \$3.5 million note are due on June 30th and December 31st. During FY19, the Village paid total principal and interest on the note totaling \$215,748. Adding \$2,603 of administrative expenditures during the year, total outflows for FY19 totaled \$218,351.

North Ave / Schmale Rd TIF
Unit code 022/030/32

Attachment H

At the conclusion of the fiscal year, total revenues exceeded expenditures by \$223,530, resulting in an ending fund balance of \$553,331. As of April 30, 2019, a total of \$126,439 in principal has been paid on the \$3.5 million note.

Related to the TIF, it was noted that the new LA Fitness was nearing completion and scheduled to open in early 2020 and the TIF will benefit by increases in assessed value contributed by this development.

Mr. Farley noted that the developer incentives tied to the redevelopment agreement are limited to a maximum of 13 years for property tax increment plus sales taxes, with a possible 2 year extension for increment only and asked whether there was an opportunity to conclude the TIF early. It was noted due to the slow start of increment generation, it was not likely the developer would realize the maximum \$3.5 million incentive on the note prior to the 15 year maximum term, thus it was unlikely there would be an opportunity under current projections to conclude the TIF earlier than the term identified in the redevelopment agreement. Mr. Ashby inquired about what would happen if the full principal could not be paid on the note. Mr. Batek responded that the developer assumes the risk of any shortfall in TIF revenues required to satisfy the note.

There being no further business, the meeting adjourned at 10:22 a.m.

Prepared by Jon Batek, Finance Director

North Ave / Schmale Rd TIF
Unit Code 022/030/32

Attachment K

VILLAGE OF CAROL STREAM, ILLINOIS

GOVERNMENTAL FUNDS

BALANCE SHEET

April 30, 2020

	General Corporate	Motor Fuel Tax	Capital Projects	North Avenue/ Schmale TIF	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Cash and Investments	\$ 11,961,358	\$ 2,136,850	\$ 6,575,827	\$ 785,233	\$ 427,141	\$ 21,886,409
Restricted Cash and Investments	649,060	-	-	-	-	649,060
Receivables						
Road and Bridge and Property Taxes	3,912,694	-	-	355,185	-	4,267,879
Other Taxes	3,486,821	-	44,822	-	-	3,531,643
Accounts	55,154	-	55,000	-	-	110,154
IRMA Excess Surplus	1,343,693	-	-	-	-	1,343,693
IPBC Terminal Reserve	1,811,616	-	-	-	-	1,811,616
Library Loan	1,765,539	-	-	-	-	1,765,539
Interest	21,912	-	-	-	-	21,912
Other	82,003	-	-	-	-	82,003
Prepaid Items	389,221	-	-	-	-	389,221
Inventories	59,191	-	-	-	-	59,191
Due from Other Funds	11,611	-	337	35,301	-	47,249
Advances to Other Funds	-	-	-	-	-	-
Due from Other Governments	58,311	117,778	115,877	-	-	291,966
Land Held for Resale	-	-	305,000	-	-	305,000
TOTAL ASSETS	\$ 25,608,184	\$ 2,254,628	\$ 7,096,863	\$ 1,175,719	\$ 427,141	\$ 36,562,535

(This statement is continued on the following page.)

North Ave / Schmale Rd TIF
Unit Code 022/030/32

VILLAGE OF CAROL STREAM, ILLINOIS

Attachment K

GOVERNMENTAL FUNDS

BALANCE SHEET (Continued)

April 30, 2020

	General Corporate	Motor Fuel Tax	Capital Projects	North Avenue/ Schmale TIF	Nonmajor Governmental Funds	Total Governmental Funds
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts Payable	\$ 404,492	\$ -	\$ -	\$ -	\$ 1,417	\$ 405,909
Contracts Payable	-	210,009	27,604	-	-	237,613
Accrued Salaries	594,528	-	-	-	-	594,528
Deposits Payable	649,060	-	-	-	-	649,060
Unearned Revenue	715,040	-	-	-	-	715,040
Due to Other Funds	40,305	-	-	9,169	-	49,474
Total Liabilities	2,403,425	210,009	27,604	9,169	1,417	2,651,624
DEFERRED INFLOWS OF RESOURCES						
Unavailable Revenue	5,256,387	-	-	355,185	-	5,611,572
FUND BALANCES						
Nonspendable						
Prepaid Items	389,221	-	-	-	-	389,221
Inventory	59,191	-	-	-	-	59,191
Loan Receivable	1,765,539	-	-	-	-	1,765,539
Restricted						
Public Safety	409,085	-	-	-	425,724	834,809
Debt Service - Economic Development	-	-	-	811,365	-	811,365
Maintenance of Roadways	-	2,044,619	-	-	-	2,044,619
Assigned						
Capital Improvement Program	-	-	7,069,259	-	-	7,069,259
Unassigned						
General Fund	15,325,336	-	-	-	-	15,325,336
Total Fund Balances	17,948,372	2,044,619	7,069,259	811,365	425,724	28,299,339
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
	\$ 25,608,184	\$ 2,254,628	\$ 7,096,863	\$ 1,175,719	\$ 427,141	\$ 36,562,535

See accompanying notes to financial statements.

North Ave / Schmale Rd TIF
Unit Code 022/030/32

VILLAGE OF CAROL STREAM, ILLINOIS

Attachment K

NORTH AVENUE/SCHMALE TIF FUND

SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended April 30, 2020
(with comparative actual)

	2020		2019	
	Original Budget	Final Budget	Actual	Actual
REVENUES				
Taxes				
Incremental Taxes	\$ 326,000	\$ 326,000	\$ 349,372	\$ 316,903
Investment Income	6,600	6,600	7,452	6,241
Total Revenues	332,600	332,600	356,824	323,144
EXPENDITURES				
Current				
General Government	3,000	3,000	1,097	2,603
Debt Service				
Principal	80,000	100,000	96,584	78,511
Interest	135,000	135,000	133,909	137,237
Total Expenditures	218,000	238,000	231,590	218,351
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	114,600	94,600	125,234	104,793
OTHER FINANCING SOURCES (USES)				
Transfers In	113,900	113,900	132,800	118,737
Total Other Financing Sources (Uses)	113,900	113,900	132,800	118,737
NET CHANGE IN FUND BALANCE	\$ 228,500	\$ 208,500	258,034	223,530
FUND BALANCE, MAY 1			553,331	329,801
FUND BALANCE, APRIL 30			\$ 811,365	\$ 553,331

(See independent auditor's report.)

North Ave / Schmale Rd TIF
Unit Code 022/030/32



1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

Attachment L

REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

The Honorable Mayor
Members of the Board of Trustees
Village of Carol Stream, Illinois

We have examined management's assertion that the Village of Carol Stream, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2020. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of 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.

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

In our opinion, management's assertion that the Village complied with the aforementioned requirements for the year ended April 30, 2020, is fairly stated in all material respects.

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

Sikich LLP

Naperville, Illinois
October 2, 2020

North Ave / Schmale Rd TIF
Unit Code 022/030/32