FY 2017
ANNUAL TAX INCREMENT FINANCE REPORT

STATE OF ILLINOIS
COMPTROLLER
SUSANA A. MENDOZA

Name of Municipality:	Morton Grove	Reporting Fiscal Year:	**2017**
County:	Cook	Fiscal Year End:	12 / 31 /2017
Unit Code:	016/365/32		

TIF Administrator Contact Information

First Name:	Ralph	Last Name:	Czerwinski		
Address:	6101 Capulina	Title:	Village Administrator		
Telephone:	847-965-4100	City:	Morton Grove	Zip:	60053
Mobile		E-mail- required	rczerwinski@mortongroveil.org		
Mobile Provider		Best way to contact	___X___ Email _____Mobile	__X____Phone _____Mail	

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of Morotn Grove
is complete and accurate at the end of this reporting Fiscal year under 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.]

Ralph E. Czerwinski — Written signature of TIF Administrator

6/29/18 — 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 DISTICT

Name of Redevelopment Project Area	Date Designated	Date Terminated
Waukegan Road RPA	5/9/1995	

*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 2017

Name of Redevelopment Project Area:	Waukegan Road RPA
Primary Use of Redevelopment Project Area*:	
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 ____ Industrial Jobs Recovery Law _____	

	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
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [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**		
Were there any reports or meeting minutes submitted to the municipality by 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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose the Official Statement labeled Attachment I**	X	
Was 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 yes, please enclose the Analysis labeled Attachment J**	X	
Cumulatively, have deposits from any source equal or greater than $100,000 been made 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, please enclose a certified letter statement reviewing compliance with the Act 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 list only, not actual agreements labeled Attachment M**	X	

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

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

FY 2017
TIF NAME: Waukegan Road RPA

Fund Balance at Beginning of Reporting Period	$ (2,973,196)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	$ 603,181	$ 8,804,572	35%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 2,406	$ 374,359	2%
Land/Building Sale Proceeds		$ 4,173,600	17%
Bond Proceeds		$ 9,572,487	39%
Transfers from Municipal Sources	$ 1,910,613	$ 1,910,613	8%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

***must be completed where current or prior year(s) have reported funds**

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	$ 2,516,200		
Cumulative Total Revenues/Cash Receipts		$ 24,835,631	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 2,145,581		
Distribution of Surplus			
Total Expenditures/Disbursements	$ 2,145,581		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	$ 370,619		
FUND BALANCE, END OF REPORTING PERIOD*	$ (2,602,577)		

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)	$ (2,711,630)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2017

TIF NAME: Waukegan Road

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >$10,000 SECTION 3.2 B MUST BE COMPLETED

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services	204	
		$ 204
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		$ -
3.Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		$ -
4.Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		$ -
6.Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		$ -

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		$ -
8.Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
Debt Payments on Notes to Imrove Sites A&B	2,145,377	
		$ 2,145,377
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		$ -
12.Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		$ -

SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -

TOTAL ITEMIZED EXPENDITURES		$ 2,145,581

Section 3.2 B

FY 2017

TIF NAME: Waukegan Road

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

_____ **There were no vendors, including other municipal funds, paid in excess of $10,000 during the current reporting period.**

Name	Service	Amount
MB Financial Bank	2003 Principal & Interest Payment	$ 269,895.54
The Bank of New York	2009A Principal & Interest Patment	$ 1,875,481.67

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

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

FY 2017

TIF NAME: Waukegan Road

FUND BALANCE, END OF REPORTING PERIOD	$ (2,602,577)

1. Description of Debt Obligations	**Amount of Original Issuance**	**Amount Designated**
TIF G.O. Notes (Area A - drug store & bank)	$ 2,986,791	$ 109,053
TIF 2009A G.O. Refunding Bond	$ 4,920,000	$ -
Total Amount Designated for Obligations	$ 7,906,791	$ 109,053

2. Description of Project Costs to be Paid		
Total Amount Designated for Project Costs		$ -

TOTAL AMOUNT DESIGNATED	$ 109,053
SURPLUS*/(DEFICIT)	$ (2,711,630)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2017

TIF NAME: Waukegan Road

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

___X__ 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 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2017

TIF NAME: Waukegan Road

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

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area:	_____
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.	2

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	$ 15,325,000	$ -	$ 15,325,000
Public Investment Undertaken	$ 6,752,637	$ -	$ 6,752,637
Ratio of Private/Public Investment	2 7/26		2 7/26

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE			
Walgreen/Bank Construction - assembly of three			
Private Investment Undertaken (See Instructions)	$ 3,325,000		$ 3,325,000
Public Investment Undertaken	$ 2,645,899		$ 2,645,899
Ratio of Private/Public Investment	1 19/74		1 19/74

Project 2: Auto Dealership - assembly of three properties			
Private Investment Undertaken (See Instructions)	$ 12,000,000		$ 12,000,000
Public Investment Undertaken	$ 4,106,738		$ 4,106,738
Ratio of Private/Public Investment	2 71/77		2 71/77

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 complete TIF report

SECTION 6

FY 2017

TIF NAME: Waukegan Road

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
1995	$ 12,221,759	$ 18,055,947

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

___X__ 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
N/A	N/A		$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

SECTION 8

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

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

Waukegan Road
Tax Increment Financing Redevelopment District

Certificate of Compliance

REPORT PERIOD: January 1, 2017 to December 31, 2017

DATE OF REPORT: June 28, 2018

In accordance with the Tax Increment Allocation Redevelopment Act of the State of Illinois (65 ILCS 5/11-74.4), I am submitting this certified statement as to the following:

> *I have reviewed the audit performed by Lauterbach & Amen LLP on behalf of the Village of Morton Grove as well as public records, proceedings, and documents regarding the Waukegan Road Tax Increment Financing District. Based upon this review I certify the Village of Morton Grove is in full compliance with the Act.*

Sincerely,

Daniel DiMaria
Village President

Cc: Village Board of Trustees

C:\Users\slattanzi\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\D016HGBN\2017 Mayors Cert - Waukegan TIF.docx

June 28, 2018

The Honorable Daniel DiMaria, Mayor
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, IL 60053

RE: Audit of the Financial Statements
Fiscal Year ending December 31, 2017
Waukegan Road Tax Increment Financing Redevelopment District

Dear Mayor DiMaria:

OPINION OF CORPORATION COUNSEL

I, Teresa Hoffman Liston, Corporation Counsel for the Village of Morton Grove, Cook County, Illinois, was the Corporation Counsel for the fiscal year beginning January 1, 2017, and ending December 31, 2017, and have reviewed information provided to me by the Village's administration and staff pertaining to the Waukegan Road Tax Increment Financing Redevelopment Project Area.

Based solely upon the information with which I have been provided and without making any independent review or investigation of that information, and relying on the accuracy, authenticity, and genuineness of all of the said information provided, it is my opinion that, as to the matters of which I am aware and have been specifically brought to my attention, the Village of Morton Grove, Cook County, Illinois has complied with the requirements of the Illinois Tax Increment Redevelopment Allocation Act (65 ILCS 5/11-74.4-1 et. seq.).

This opinion relates only to the time period of this report and is based upon the information with which I have been provided by the Village's administration and staff.

Sincerely,

Teresa Hoffman Liston
Corporation Counsel

Cc: Village Board of Trustees

C:\Users\slattanzi\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\D016HGBN\2017 Legal Opinion - Waukegan TIF.docx

VILLAGE OF MORTON GROVE, ILLINOIS

Balance Sheet - Governmental Funds
December 31, 2017

	General	Special Lehigh/ Ferris Tax Increment Financing
ASSETS		
Cash and Investments	$ 5,467,502	4,174,859
Receivables - Net of Allowances		
Property Taxes	10,007,029	1,024
Other Taxes	1,804,154	-
Accounts	978,824	-
Loan to Developer	-	3,370,000
IRMA Excess Surplus	1,027,354	-
IPBC Terminal Reserve	737,779	-
Due from Other Funds	2,251,055	44,364
Advances to Other Funds	1,148,930	-
Prepaids	192	-
Land Held for Resale	-	4,614,670
Total Assets	23,422,819	12,204,917
LIABILITIES		
Accounts Payable	731,013	14,036
Accrued Payroll	567,813	1,241
Deposits Payable	542,589	-
Other Liabilities	233,841	-
Due to Other Funds	7,370	-
Advances from Other Funds	-	-
Total Liabilities	2,082,626	15,277
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	9,989,367	-
Total Liabilities and Deferred Inflows of Resources	12,071,993	15,277
FUND BALANCES		
Nonspendable	1,149,122	-
Restricted	-	12,189,640
Committed	-	-
Unassigned	10,201,704	-
Total Fund Balances	11,350,826	12,189,640
Total Liabilities, Deferred Inflows of Resources and Fund Balances	23,422,819	12,204,917

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

Revenue Waukegan Road Tax Increment Financing	Debt Service	Capital Projects	Nonmajor	Totals
170,778	80,296	1,240,277	2,266,074	13,399,786
3,450	584,032	118	-	10,595,653
-	37,500	6,250	219,448	2,067,352
-	-	-	-	978,824
-	-	-	-	3,370,000
-	-	-	-	1,027,354
-	-	-	-	737,779
-	-	-	7,370	2,302,789
-	-	-	-	1,148,930
-	-	-	-	192
-	-	-	-	4,614,670
174,228	701,828	1,246,645	2,492,892	40,243,329
204	400	170,017	225,492	1,141,162
-	-	-	94	569,148
-	-	-	-	542,589
-	-	-	-	233,841
1,627,671	-	-	667,748	2,302,789
1,148,930	-	-	-	1,148,930
2,776,805	400	170,017	893,334	5,938,459
-	583,089	-	-	10,572,456
2,776,805	583,489	170,017	893,334	16,510,915
-	-	-	-	1,149,122
-	-	1,076,628	2,287,688	15,553,956
-	-	-	23,930	23,930
(2,602,577)	118,339	-	(712,060)	7,005,406
(2,602,577)	118,339	1,076,628	1,599,558	23,732,414
174,228	701,828	1,246,645	2,492,892	40,243,329

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

VILLAGE OF MORTON GROVE, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2017

	General	Special Lehigh/ Ferris Tax Increment Financing
Revenues		
Taxes	$ 16,603,559	2,561,215
Intergovernmental	7,408,121	-
Charges for Services	1,188,219	-
Licenses and Permits	1,801,637	-
Fines and Forfeitures	626,021	-
Interest Income	673,337	35,676
Miscellaneous	148,639	17,000
Total Revenues	28,449,533	2,613,891
Expenditures		
Current		
General Government	3,648,820	-
Public Safety	19,000,885	-
Streets and Sidewalks	2,328,660	-
Vehicle and Maintenance	662,341	-
Health and Human Services	9,059	-
Community Development	254,036	225,005
Building and Inspection Services	1,062,123	-
Capital Outlay	-	543,390
Debt Service		
Principal Retirement	-	520,000
Interest and Fiscal Charges	-	248,800
Total Expenditures	26,965,924	1,537,195
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,483,609	1,076,696
Other Financing Sources (Uses)		
Disposal of Capital Assets	-	(2,581,654)
Transfers In	270,000	-
Transfers Out	(357,375)	(2,180,613)
	(87,375)	(4,762,267)
Net Change in Fund Balances	1,396,234	(3,685,571)
Fund Balances - Beginning	9,954,592	15,875,211
Fund Balances - Ending	11,350,826	12,189,640

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

Revenue Waukegan Road Tax Increment Financing	Debt Service	Capital Projects	Nonmajor	Totals
603,181	811,618	136,195	13,043	20,728,811
-	218,012	25,000	1,314,341	8,965,474
-	-	-	590,793	1,779,012
-	-	-	-	1,801,637
-	-	-	-	626,021
2,406	4,140	43,274	17,626	776,459
-	-	59,346	-	224,985
605,587	1,033,770	263,815	1,935,803	34,902,399
-	-	-	-	3,648,820
-	-	-	396,180	19,397,065
-	-	-	708,269	3,036,929
-	-	-	-	662,341
-	-	-	-	9,059
204	-	-	1,009,070	1,488,315
-	-	-	-	1,062,123
-	-	940,439	-	1,483,829
2,067,632	912,110	-	-	3,499,742
77,745	460,886	-	-	787,431
2,145,581	1,372,996	940,439	2,113,519	35,075,654
(1,539,994)	(339,226)	(676,624)	(177,716)	(173,255)
-	-	-	-	(2,581,654)
1,910,613	357,375	-	-	2,537,988
-	-	-	-	(2,537,988)
1,910,613	- 357,375	- -	-	- (2,581,654)
370,619	18,149	(676,624)	(177,716)	(2,754,909)
(2,973,196)	100,190	1,753,252	1,777,274	26,487,323
(2,602,577)	118,339	1,076,628	1,599,558	23,732,414

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

Lauterbach & Amen, LLP
CERTIFIED PUBLIC ACCOUNTANTS

668 N. RIVER ROAD • NAPERVILLE, IL 60563
PHONE 630.393.1483 • FAX 630.393.2516
www.lauterbachamen.com

REPORT OF INDEPENDENT ACCOUNTANTS

June 27, 2018

The Honorable Village President
Members of the Board of Trustees
Village of Morton Grove, Illinois

We have examined management's assertion included in its representation report that the Village of Morton Grove, Illinois, with respect to the Waukegan Road RPA, complied with the requirements 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 December 31, 2017. As discussed in that representation letter, management is responsible for the Village of Morton Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Morton Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Morton Grove, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Morton Grove, Illinois complied with the aforementioned requirements during the year ended December 31, 2017 is fairly stated in all material respects.

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

Lauterbach & Amen LLP

LAUTERBACH & AMEN, LLP