

FY 2023

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA ILLINOIS STATE COMPTROLLER

Name of Municipality: Wheeling Reporting Fiscal Year: 2023
County: Cook Fiscal Year End: 12/31/2023
Unit Code: 016/595/32

FY 2023 TIF Administrator Contact Information-Required

First Name: R. Brian Last Name: Smith
Address: 2 Community Blvd Title: Finance Director
Telephone: 847-499-9020 City: Wheeling Zip: 60090
E-mail: bsmith@wheelingil.gov

I attest to the best of my knowledge, that this FY 2023 report of the redevelopment project area(s) in the City/Village of: Wheeling is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].
Written signature of TIF Administrator Date 6-19-24

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

Table with 3 columns: Name of Redevelopment Project Area, Date Designated MM/DD/YYYY, Date Terminated MM/DD/YYYY. Row 1: Southeast - II, 7/7/2014.

\*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 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2023**

**Name of Redevelopment Project Area:**

**Southeast - II**

<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b> Retail/Residential	
<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;">For</span> 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>	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)] 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)] <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, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [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 <u>MUST</u> 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. <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>	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:**

**Southeast - II**

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

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 2,429,145

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	\$ 2,440,499	\$ 11,440,451	98%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 170,151	\$ 284,399	2%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
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** \$ 2,610,651

**Cumulative Total Revenues/Cash Receipts** \$ 11,724,850 100%

**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 527,520

**Transfers to Municipal Sources**

**Distribution of Surplus** \$ 1,500,000

**Total Expenditures/Disbursements** \$ 2,027,520

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 583,131

**Previous Year Adjustment (Explain Below)**

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 3,012,275

\* 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:**

**Southeast - II**

**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.		
Salaries	37,425	
Restaurant Row Study (The Lakota Group)	3,468	
		\$ 40,893
2. Annual administrative cost.		
Legal Services (Klein Thorpe & Jenkins, LTD)	10,526	
		\$ 10,526
3. Cost of marketing sites.		
Business Recruitment Subscriptions	12,556	
		\$ 12,556
4. Property assembly cost and site preparation costs.		
Milwaukee Ave/Indust. Storm Sewer Eng. (Christopher B Burke Engineering, LTD)	20,290	
Milwaukee Ave Water Main and Sidewalk Improvements Design (Strand Associates, Inc)	190,448	
		\$ 210,738
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.		
Milwaukee Ave and Industrial Ln Storm Sewer Improvements (Martam Construction, Inc)	172,452	
		\$ 172,452

**SECTION 3.2 A**  
**PAGE 2**

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
ICSC Conferences	688	
Bisnow Shopping Trends Event	44	
Restaurant Business Alliance Event	12	
Greater Chicagoland Economic Partnership 2024 Event Meeting	10	
Land Economics Society Holiday Party	11	
Economic Development Professional Luncheons	9	
		\$ 774
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -

**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.		
Hutton Gas Station TIF Act Reimbursement (Om Wheeling Oil, LLC)	79,582	
		\$ 79,582
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 527,520</b>



**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:**

**Southeast - II**

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

**FUND BALANCE BY SOURCE**

\$ 3,012,275
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Administration		\$ 525,482
Milwaukee Avenue Corridor Improvements		\$ 380,000
Sidewalk Improvements		\$ 400,000
Watermain Loop - Industrial to Sumac		\$ 1,800,000
<b>Total Amount Designated for Project Costs</b>		\$ 3,105,482

<b>TOTAL AMOUNT DESIGNATED</b>	\$ 3,105,482
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<b>SURPLUS/(DEFICIT)</b>	\$ (93,207)
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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:**

**Southeast - II**

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

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
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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:**

**Southeast - II**

**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. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	5
<b>2b.</b> The total number of <b>NEW</b> projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.	0

**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)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 4,127,562	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name: Industrial Lane Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 2,634,387		
Ratio of Private/Public Investment	0		0

**Project 2 Name: Milwaukee Avenue Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 508,882		
Ratio of Private/Public Investment	0		0

**Project 3 Name: Wolf Road Improvements**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 446,478		
Ratio of Private/Public Investment	0		0

**Project 4 Name: Hutton Project**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 516,097		
Ratio of Private/Public Investment	0		0

**Project 5 Name: Restaurant Row Study**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	\$ 21,718		
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
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**Project 7 Name:**

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

**Project 8 Name:**

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

**Project 9 Name:**

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

**Project 10 Name:**

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

**Project 11 Name:**

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

**Project 12 Name:**

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

**Project 13 Name:**

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

**Project 14 Name:**

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

**Project 15 Name:**

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

**Project 16 Name:**

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

**Project 17 Name:**

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

**Project 18 Name:**

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

**Project 19 Name:**

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

**Project 20 Name:**

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

**Project 21 Name:**

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

**Project 22 Name:**

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

**Project 23 Name:**

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

**Project 24 Name:**

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

**Project 25 Name:**

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

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

**FY 2023**

**Name of Redevelopment Project Area:**

**Southeast - II**

**SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.**

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
Not Available			
			\$ -

**SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.**

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent

**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.

**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:**

Project Name	Stated Rate of Return

**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:**

**Southeast - II**

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

South of Poplar Drive, South to Tower Road, West to east side of Wolf Road

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

**SECTION 8** [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:**

**Southeast - II**

**Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.**

<b>Year of Designation</b>	<b>Base EAV</b>	<b>Reporting Fiscal Year EAV</b>
2014	\$ 41,639,362	67,843,309

List all overlapping tax districts in the redevelopment project area.

If overlapping taxing district received a surplus, list the surplus.

Indicate an 'X' if the overlapping taxing districts did not receive a surplus.

<b>Overlapping Taxing District</b>	<b>Surplus Distributed from redevelopment project area to overlapping districts</b>
Wheeling District 21	\$ 640,896
HS District 214	\$ 325,218
Village of Wheeling	\$ 191,784
Wheeling Park District	\$ 89,939
Cook County	\$ 59,596
Prospect Heights Public Library District	\$ 9,877
Indian Trails Public Library District	\$ 54,235
Water Reclamation District	\$ 51,714
Harper College Dist 512	\$ 56,692
Forest Preserve District	\$ 11,200
Town of Wheeling	\$ 4,978
Road and Bridge Wheeling	\$ 1,659
Wheeling General Assistance / NW Mosquito Abatement	\$ 2,212



June 19, 2024

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

RE: Village of Wheeling Annual TIF Reports:  
Crossroads Redevelopment Area  
South Milwaukee Avenue TIF District  
Lake Cook and Milwaukee Avenue TIF District  
Town Center-II Redevelopment Area  
Southeast-II TIF District

To Whom It May Concern:

I am the Village Manager and Chief Executive Officer of the Village of Wheeling. This letter is to certify that, to the best of my knowledge, the Village of Wheeling has complied with all of the requirements of the Illinois Tax Increment Financing Act during the fiscal year ended December 31, 2023. This certification is issued pursuant to requirements of the Act.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Sfondilis", is written over a circular blue ink stamp.

Jon Sfondilis  
Village Manager



June 19, 2024

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

RE: Village of Wheeling Annual TIF Reports:  
January 1, 2023 to December 31, 2023

Crossroads Redevelopment Area  
South Milwaukee Avenue TIF District  
Lake Cook and Milwaukee Avenue TIF District  
Town Center-II Redevelopment Area  
Southeast-II TIF District

To Whom It May Concern:

I, James Ferolo, am the Village Attorney for the Village of Wheeling, Illinois.

I have reviewed all information provided to me by the Village administration and staff, and I find that the Village of Wheeling has conformed to all applicable requirements of the Illinois Tax Incremental Redevelopment Allocation Act set forth thereunder to the best of my knowledge and belief.

This opinion relates only to the time period set forth, and is based upon information available to me as of the end of said fiscal year.

Sincerely,

A handwritten signature in blue ink that reads "James V. Ferolo".

James Ferolo  
Village Attorney

**Village of Wheeling, IL  
Southeast-II TIF District**

**Annual Comptroller's Report**

**Statement Regarding Activities Undertaken in Furtherance of the Objectives of the Plan**

The Village declared a surplus of \$1,500,000 and sent the funds to the Cook County Treasurer's Office for distribution to the overlapping taxing districts.

The Lakota Group received \$3,468 for consulting fees related to a Restaurant Row Corridor Plan. The study will determine the feasibility of a riverwalk on the west side of the Des Plaines River and will consider other economic development strategies for the continued success of Restaurant Row.

Christopher B Burke was paid \$20,290 to design the Milwaukee Avenue/Industrial Lane storm sewer project.

Strand Associates was paid \$190,448 to design the Milwaukee Avenue water main and sewer project.

Martam Construction was paid \$172,452 to construct the Milwaukee Avenue and Industrial Lane storm sewer project.

Om Wheeling Oil, Inc. was paid a TIF incentive of \$79,582.

Additional expenditures were incurred for business recruitment, legal fees, training and salaries associated with the development of the South Milwaukee/Manchester Redevelopment Area.

Please note this statement is also intended to provide the additional information on the use of all funds received under this Division and steps taken by the Village to achieve the objectives of the redevelopment plan.

RESOLUTION NO. 23- 030

RESOLUTION ACCEPTING A PUBLICLY BID CONTRACT WITH MARTAM CONSTRUCTION INC. FOR THE MILWAUKEE AVENUE AND INDUSTRIAL LANE STORM SEWER IMPROVEMENTS PROJECT IN THE AMOUNT OF \$122,880

WHEREAS, the storm sewer at Milwaukee Avenue and Industrial Lane has failed and is in need of replacement for proper conveyance of runoff; and

WHEREAS, the Village of Wheeling publicly advertised for the submission of bids pertaining to the Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project; and

WHEREAS, on February 21, 2023, the Village received and opened three (3) bid proposals for this project; and

WHEREAS, staff has performed the necessary review of the three bid proposals and determined Martam Construction Inc. of Elgin, Illinois to be the lowest-cost qualified and responsible bidder meeting all contract and specification requirements; and

WHEREAS, it is in the best interest of the Village of Wheeling to accept the bid from Martam Construction Inc. for the Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that the Village President is hereby authorized to accept and approve the contract with Martam Construction Inc. as attached hereto in an amount not to exceed \$122,880.

Trustee VOGEL moved, second by Trustee PAPANTOS that Resolution No. 23- 030 be adopted.

President Horcher	<u>Ag</u>	Trustee Ruffatto	<u>Ag</u>
Trustee Krueger	<u>Ag</u>	Trustee Vito	<u>Ag</u>
Trustee Lang	<u>Ag</u>	Trustee Vogel	<u>Ag</u>
Trustee Papantos	<u>Ag</u>		

ADOPTED this 6th day of March 2023, by the President and Board of Trustees of the Village of Wheeling, Illinois.

Patrick Horcher  
Patrick Horcher, Village President



ATTEST:  
Kathryn M. Brady  
Kathryn M. Brady, Village Clerk

**VILLAGE OF WHEELING  
MILWAUKEE AVE AND INDUSTRIAL LN STORM SEWER IMPROVEMENTS  
CONTRACT DOCUMENT**

This agreement is made this 6th day of March, 2023 between and shall be binding upon the Village of Wheeling, an Illinois municipal Corporation hereinafter referred to as (the "Village") and (Martam Construction Inc) hereinafter to as (the "Contractor") and its successors.

Witnessed, that in consideration of the mutual promises of the parties delineated in the contract documents, the Contractor agrees to perform the services and the Village agrees to pay for the following services as set forth in the contract documents:

*as the removal and replacement of 12" Storm Sewer at Milwaukee Avenue and Industrial Lane*

1. This contract shall embrace and include all of the applicable contract documents listed below as if attached hereto or repeated herein:
  - a. Specification and Contract Document for MILWAUKEE AVE AND INDUSTRIAL LN STORM SEWER IMPROVEMENTS, consisting of the following:
    - i. Cover Sheet
    - ii. Table of Contents
    - iii. Invitation to Bid on Contract Document Legal Notice
    - iv. ~~Standard General Conditions of the Construction Contract, EJCDC C-700-2007 Edition (as modified)~~
    - v. Specific Terms, Conditions and Instructions and Blue Prints
    - vi. Bid Proposal Form
    - vii. Plans and Specifications
    - viii. All issued Addenda
    - ix. Certificate of Eligibility to Enter into Public Contracts
    - x. Required Performance and Payment Bonds
    - xi. Required Insurance Certificates
    - xii. All other Modifications issued after the execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the work issued by the Engineer.
  - b. The Contractor's Bid Proposal Dated
  - c. Required Performance and Payment Bonds and Certificate of Insurance
2. The Village agrees to pay, and the Contractor agrees to accept as full payment for the items, and installation of the same, which are the subject matter of this contract the total sum of \$122,880 paid in accordance with the provisions of the Local Government Prompt Payment Act.
3. The Contractor represents and warrants that it will comply will all applicable Federal, State and local laws concerning prevailing wage rates and all Federal, State and local laws concerning equal employment opportunities.
4. The Contractor shall commence work under this Contract upon written Notice to Proceed from the Village and shall complete work on this project within 20 working days from the date of the Notice to Proceed. Time is of the essence of this Contract and Contractor agrees to achieve

completion within the contract time by all proper and appropriate means including working overtime without additional compensation.

5. Bonds required to guarantee performance and payment for labor and material for this work shall be in a form acceptable to the Village and shall provide that they shall not terminate on completion of the work, but shall be reduced to ten percent (10%) of the contract sum upon the date of final payment by the Village for a period of one (1) year to cover a warranty and maintenance period which Contractor agrees shall apply to all material and workmanship for one (1) year from the date of issuance of the final payment by the Village.
6. Pursuant to the provisions of Section 5 of the Mechanics' Lien Act of Illinois, prior to making any payment on this contract the Village demands that the Contractor furnish a written statement of the names of all parties furnishing labor and/or materials under this Contract and the amounts due or to become due on each. This statement must be made under oath or be verified by affidavit. Final payment shall not be issued by the Village nor shall any retained percentage become due until releases and waivers of lien have been supplied as the Village designates.
7. In executing this Contract, Contractor agrees that it has examined the site of the work and the conditions existing therein, has examined the Contract Documents and taken and compared field measurements and conditions with those Documents.
8. This Contract represents the entire Agreement between the parties and may not be modified without the written approval of both parties.
9. Where the terms of this Contract conflict with the provisions of the Contract Documents, the Contract Documents shall be binding.

If an individual or partnership, all individual names of each partner shall be signed or if a corporation, an officer duly authorized shall sign here:

Accepted this 6<sup>th</sup> day of March, 2023.

Individual or Partnership \_\_\_\_\_ Corporation

\_\_\_\_\_  
By \_\_\_\_\_ By \_\_\_\_\_

PRESIDENT  
Position/Title Position/Title

MARTAM CONSTRUCTION, INC.  
Print Company Name

THE VILLAGE OF WHEELING, ILLINOIS

Accepted this 6th day of March, 2023

\_\_\_\_\_  
Jon A. Sfondilis  
Village Manger



## Agenda Item Details

Meeting	Mar 06, 2023 - Village Board Regular Meeting Agenda
Category	11. Consent Agenda-All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.
Subject	F. Resolution Accepting a Publicly Bid Contract with Martam Construction Inc. for the Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project in the Amount of \$122,880
Access	Public
Type	Action (Consent)
Dollar Amount	122,880.00
Budgeted	Yes
Budget Source	Southeast-II TIF
Recommended Action	Motion to Approve
Goals	Transportation & Infrastructure

## Public Content

**From:** Dan Kaup, Director of Public Works

**Subject:** Contract Award for the Milwaukee Ave and Industrial Lane Storm Sewer Improvements Project, CIP Project # SETIF-07

### EXECUTIVE SUMMARY

Public Works recommends approval of a contract with Martam Construction Inc. for the Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project in the amount of \$122,880.

## MEMO

### Background:

The proposed Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project includes replacing the failed 12-inch reinforced concrete pipe storm sewer, concrete patching, and all appurtenant construction.

### Discussion:

During an inspection of sewer infrastructure, staff determined that the storm sewer pipe from the center line of Milwaukee Avenue to Industrial Lane has failed. Staff selected this section of storm sewer for replacement in 2023.

On February 21, 2023, three bids were received and opened electronically via QuestCDN for the Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project. The bid amounts ranged from \$122,880 to \$156,711.13. The lowest responsible and responsive bid is from Martam Construction Inc. in the amount of \$122,880.

This project is anticipated to start in April 2023 and be completed in May 2023. Milwaukee Avenue will be down to one lane in the southbound direction for the duration of this project in accordance with the Illinois Department of Transportation's specifications.

### Budget:

Southeast-II Tax Increment Financing funds have been allocated for this construction work in the Capital Improvement Plan in the amount of \$250,000.00.

**Recommendation:**

Martam Construction Inc. is a reputable firm and is capable of completing this project in a professional manner. Public Works recommends approval of the attached Milwaukee Avenue and Industrial Lane Storm Sewer Improvements Project Contract with Martam Construction Inc. in the amount of \$122,880.

**Strategic Plan:**

Transportation and Infrastructure

L1.BidResults.022423 with Attachments.pdf (305 KB)

Contract Signed by Contractor.pdf (953 KB)

Resolution Industrial Lane Martam.pdf (15 KB)

**Administrative Content****Executive Content**

*All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the general order of business and considered after all other Agenda items.*

## VILLAGE OF WHEELING, ILLINOIS

## NONMAJOR GOVERNMENTAL FUNDS

## COMBINING BALANCE SHEET

December 31, 2023

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
<b>ASSETS</b>				
Cash and investments	\$ 3,287,163	\$ 339,660	\$ -	\$ -
Receivables				
Property taxes	-	-	-	-
Accounts	-	-	519,158	-
Accrued interest	-	-	-	-
Other	47,170	-	-	-
Prepaid items	-	3,140	112,496	-
Inventory	200,385	-	-	-
Due from other governments	152,750	-	-	34,455
<b>TOTAL ASSETS</b>	<b>\$ 3,687,468</b>	<b>\$ 342,800</b>	<b>\$ 631,654</b>	<b>\$ 34,455</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 256,419	\$ -	\$ 43,135	\$ 13,492
Accrued payroll	-	-	-	15,357
Unearned revenue	-	-	-	3,163
Due to other funds	-	450	588,519	2,443
<b>Total liabilities</b>	<b>256,419</b>	<b>450</b>	<b>631,654</b>	<b>34,455</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - property taxes	-	-	-	-
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total liabilities and deferred inflows of resources</b>	<b>256,419</b>	<b>450</b>	<b>631,654</b>	<b>34,455</b>
<b>FUND BALANCES</b>				
Nonspendable				
Prepaid items	-	3,140	112,496	-
Inventory	200,385	-	-	-
Restricted				
Stormwater improvements	-	-	-	-
Highways and streets	3,230,664	-	-	-
Public safety	-	339,210	-	-
Economic development	-	-	-	-
Assigned				
Debt service	-	-	-	-
Unassigned (deficit)	-	-	(112,496)	-
<b>Total fund balances</b>	<b>3,431,049</b>	<b>342,350</b>	<b>-</b>	<b>-</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 3,687,468</b>	<b>\$ 342,800</b>	<b>\$ 631,654</b>	<b>\$ 34,455</b>

Capital Projects							
Crossroads Redevelopment Area	South Milwaukee Redevelopment Area	North Milwaukee/ Lake Cook Redevelopment Area	Southeast TIF #2	Stormwater	Debt Service	Total	
\$ 480,384	\$ 639,399	\$ 2,794,823	\$ 3,045,441	\$ 2,845,539	\$ 254,132	\$ 13,686,541	
-	-	-	-	-	2,911,335	2,911,335	
-	-	-	-	275,009	-	794,167	
-	-	660	798	5,113	-	6,571	
-	-	-	-	-	-	47,170	
-	117	433	117	-	435	116,738	
-	-	-	-	-	-	200,385	
-	-	-	-	-	-	187,205	
<u>\$ 480,384</u>	<u>\$ 639,516</u>	<u>\$ 2,795,916</u>	<u>\$ 3,046,356</u>	<u>\$ 3,125,661</u>	<u>\$ 3,165,902</u>	<u>\$ 17,950,112</u>	
\$ 30	\$ 7,388	\$ 336,870	\$ 33,279	\$ 115,982	\$ -	\$ 806,595	
-	802	802	802	-	-	17,763	
-	-	-	-	-	-	3,163	
-	-	-	-	-	-	591,412	
<u>30</u>	<u>8,190</u>	<u>337,672</u>	<u>34,081</u>	<u>115,982</u>	<u>-</u>	<u>1,418,933</u>	
-	-	-	-	-	2,850,512	2,850,512	
-	-	-	-	-	2,850,512	2,850,512	
<u>30</u>	<u>8,190</u>	<u>337,672</u>	<u>34,081</u>	<u>115,982</u>	<u>2,850,512</u>	<u>4,269,445</u>	
-	117	433	117	-	435	116,738	
-	-	-	-	-	-	200,385	
-	-	-	-	3,009,679	-	3,009,679	
-	-	-	-	-	-	3,230,664	
-	-	-	-	-	-	339,210	
480,354	631,209	2,457,811	3,012,158	-	-	6,581,532	
-	-	-	-	-	314,955	314,955	
-	-	-	-	-	-	(112,496)	
<u>480,354</u>	<u>631,326</u>	<u>2,458,244</u>	<u>3,012,275</u>	<u>3,009,679</u>	<u>315,390</u>	<u>13,680,667</u>	
<u>\$ 480,384</u>	<u>\$ 639,516</u>	<u>\$ 2,795,916</u>	<u>\$ 3,046,356</u>	<u>\$ 3,125,661</u>	<u>\$ 3,165,902</u>	<u>\$ 17,950,112</u>	

See accompanying notes to financial statements.

VILLAGE OF WHEELING, ILLINOIS

NONMAJOR GOVERNMENTAL FUNDS

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

For the Year Ended December 31, 2023

	Special Revenue			
	Motor Fuel Tax	Foreign Fire Insurance Tax	Emergency Telephone System	Grant
<b>REVENUES</b>				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	1,807,870	-	-	328,537
Charges for services	-	-	2,434,128	-
Investment income	206,595	1,364	28,152	-
Miscellaneous	-	103,811	-	-
Total revenues	2,014,465	105,175	2,462,280	328,537
<b>EXPENDITURES</b>				
Current				
General government	-	-	-	-
Public safety	-	42,671	2,284,347	515,231
Highways and streets	2,430,682	-	-	-
Capital outlay	-	-	-	-
Capital improvements	-	-	-	-
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	2,430,682	42,671	2,284,347	515,231
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(416,217)	62,504	177,933	(186,694)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	-	186,694
Transfers (out)	-	-	-	-
Total other financing sources (uses)	-	-	-	186,694
NET CHANGE IN FUND BALANCES	(416,217)	62,504	177,933	-
FUND BALANCES, JANUARY 1	3,847,266	279,846	-	-
Change in accounting principle	-	-	(177,933)	-
FUND BALANCES (DEFICIT), JANUARY 1, RESTATED	3,847,266	279,846	(177,933)	-
FUND BALANCES, DECEMBER 31	\$ 3,431,049	\$ 342,350	\$ -	\$ -

Capital Projects							
Crossroads Redevelopment Area	South Milwaukee Redevelopment Area	North Milwaukee/ Lake Cook Redevelopment Area	Southeast TIF #2	Stormwater	Debt Service	Total	
\$ -	\$ 1,871,525	\$ 5,551,270	\$ 2,440,499	\$ -	\$ 2,498,928	\$ 12,362,222	
-	-	-	-	-	-	2,136,407	
-	-	-	-	1,236,501	-	3,670,629	
27,769	48,930	191,922	170,153	141,397	68,659	884,941	
-	-	-	-	-	-	103,811	
27,769	1,920,455	5,743,192	2,610,652	1,377,898	2,567,587	19,158,010	
31	1,425,986	4,019,722	1,644,331	-	-	7,090,070	
-	-	-	-	-	-	2,842,249	
-	-	-	-	-	-	2,430,682	
-	-	5,972	-	656,100	-	662,072	
-	-	1,097,954	383,190	109,414	-	1,590,558	
-	-	603,125	-	-	2,700,000	3,303,125	
-	-	19,921	-	-	956,675	976,596	
31	1,425,986	5,746,694	2,027,521	765,514	3,656,675	18,895,352	
27,738	494,469	(3,502)	583,131	612,384	(1,089,088)	262,658	
-	-	395,300	-	-	1,285,761	1,867,755	
-	-	-	-	(300,000)	-	(300,000)	
-	-	395,300	-	(300,000)	1,285,761	1,567,755	
27,738	494,469	391,798	583,131	312,384	196,673	1,830,413	
452,616	136,857	2,066,446	2,429,144	2,697,295	118,717	12,028,187	
-	-	-	-	-	-	(177,933)	
452,616	136,857	2,066,446	2,429,144	2,697,295	118,717	11,850,254	
\$ 480,354	\$ 631,326	\$ 2,458,244	\$ 3,012,275	\$ 3,009,679	\$ 315,390	\$ 13,680,667	

See accompanying notes to financial statements.



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**SIKICH.COM**

**CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS**  
*Members of American Institute of Certified Public Accountants*

## REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

The Honorable Mayor  
Members of the Board of Trustees  
Village of Wheeling, Illinois

We have examined management's assertion that the Village of Wheeling, 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 December 31, 2023. As discussed in that representation letter, management is responsible for the Village's 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 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.

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 Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Wheeling, Illinois complied with the aforementioned requirements for the year ended December 31, 2023, is fairly stated in all material respects.

This report is intended for the information and use of the Mayor, Board of Trustees, Management, the Joint Review Board, the Illinois State Comptroller, and the Illinois Department of Revenue.

*SiKich CPA LLC*

Naperville, Illinois  
June 17, 2024

