



Village of  
**WILLOWBROOK**

**Willowbrook Redevelopment Corridor  
TIF District**

**Annual Joint Review Board Meeting  
February 19, 2025**





# Village of WILLOWBROOK

**Mayor**

Frank A. Trilla

**Village Clerk**

Gretchen Boerwinkle

**Village Trustees**

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

**Village Administrator**

Sean Halloran

**Chief of Police**

Lauren Kaspar



Proud Member of the  
Illinois Route 66 Scenic Byway

**MEMO**

TO: Attached Distribution List

FROM: Village of Willowbrook

DATE: February 13, 2025

RE: **Village of Willowbrook – Annual TIF Report  
Fiscal Year Ended April 30, 2023, for the  
Willowbrook Redevelopment Corridor TIF**

**Village of Willowbrook – Annual TIF Report  
Fiscal Year Ended April 30, 2024, for the  
Willowbrook Redevelopment Corridor TIF**

The Joint Review Board meeting is scheduled for February 19, beginning at 10:00 a.m. at the Community Resource Center located at 825 Midway Drive, Willowbrook, Illinois. Representatives from the following taxing districts are requested to attend:

- |                                             |                                      |
|---------------------------------------------|--------------------------------------|
| ▪ DuPage County                             | ▪ School District #62                |
| ▪ DuPage County Airport Authority           | ▪ High School #86                    |
| ▪ Forest Preserve District of DuPage County | ▪ Indian Prairie Library District    |
| ▪ Downers Grove Township                    | ▪ Burr Ridge Park District           |
| ▪ Downers Grove Township Road District      | ▪ Tri-State Park District            |
| ▪ College of DuPage #502                    | ▪ Tri-State Fire Protection District |
| ▪ Village of Willowbrook                    | ▪ Willowbrook (public member)        |

To review the Annual TIF Reports go to:

<https://www.willowbrookil.org/280/Annual-Tax-Increment-Finance-TIF-Report>

If you have any questions, please call Sean Halloran at Village of Willowbrook at (630) 920-2230.



# Village of WILLOWBROOK

**Mayor**

Frank A. Trilla

February 13, 2025

**Village Clerk**

Gretchen Boerwinkle

**VILLAGE OF WILLOWBROOK, ILLINOIS****WILLOWBROOK REDEVELOPMENT CORRIDOR TIF DISTRICT****TAXING DISTRICT DISTRIBUTION LIST****Village Trustees**

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

Christine M. Hammond  
Interim President  
College of DuPage 502\*  
425 Fawell Boulevard  
Glen Ellyn, IL 60137

Donald E. Puchalski  
Chairman  
DuPage Airport Authority  
2700 International Drive, Suite 200  
West Chicago, IL 60185

**Village Administrator**

Sean Halloran

Deborah Conroy  
Board Chair  
DuPage County\*  
421 N County Farm Road  
Wheaton, IL 60187

Karie Friling  
Executive Director  
Forest Preserve District of DuPage County  
3S580 Naperville Road  
Wheaton, IL 60189

**Chief of Police**

Lauren Kaspar

Dr. Victor Simon  
Superintendent  
Grade School District 62\*  
7700 Clarendon Hills Rd  
Willowbrook, IL 60527

Michael Lach  
Superintendent  
High School District 86\*  
5500 South Grant Street  
Hinsdale, IL 60521



Proud Member of the  
Illinois Route 66 Scenic Byway

Frank A. Trilla  
Mayor  
Village of Willowbrook\*  
835 Midway Drive  
Willowbrook, IL 60527

Laura Birmingham  
Library Director  
Indian Prairie Library District\*  
401 Plainfield Road  
Darien, IL 60561

\*Joint Review Board member



**VILLAGE OF WILLOWBROOK, ILLINOIS**  
**WILLOWBROOK REDEVELOPMENT CORRIDOR TIF DISTRICT**  
**TAXING DISTRICT DISTRIBUTION LIST**

Jamie Janusz, APRP  
Supt. of Finance & Business  
Burr Ridge Park District\*  
15W400 Harvester Dr.  
Burr Ridge, IL 60527

Patrick Brenn  
Fire Chief  
Tri-State Fire Protection District\*  
419 Plainfield Road  
Darien, IL 60561

Steve Inicis  
President  
Tri-State Park District\*  
P.O. Box #505  
Westmont, IL 60559

Paul Coultrap  
Supervisor  
Downers Grove Township\*  
4340 Prince Street  
Downers Grove, IL 60515

Lawrence Anderson  
Highway Commissioner  
Downers Grove Township Road District  
4340 Prince Street  
Downers Grove, IL 60515

Ms. Kristin Richards Director  
Illinois Department of Commerce and  
Economic Opportunity  
55 W. Monroe Street 12<sup>th</sup> Floor  
Chicago, IL 60661

Jim Walsh  
TIF Public Member\*  
318 Arabian Circle  
Willowbrook, IL 60527

\*Joint Review Board member



# Village of WILLOWBROOK

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**Mayor**

Frank A. Trilla

**Village Clerk**

Gretchen Boerwinkle

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Mark L. Astrella

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**Chief of Police**

Lauren Kaspar



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Illinois Route 66 Scenic Byway

**AGENDA****Annual Joint Review Board Meeting**

Village of Willowbrook

Willowbrook Redevelopment Corridor TIF

Community Resource Center

825 Midway Drive, Willowbrook, Illinois 60527

February 19, 2025

10:00 a.m.

**Meeting Agenda**

- 1) Call to Order
- 2) Roll Call
- 3) Waive Reading of the Minutes
- 4) Approve Minutes JRB Meeting June 22, 2023
- 5) Purpose of Annual Joint Review Board Meeting
- 6) Review of Annual TIF Report (FYE 2023)
- 7) Review of Annual TIF Report (FYE 2024)
- 8) Questions /Comments from JRB members
- 9) Public Comment
- 10) Adjournment



# Village of WILLOWBROOK

**Mayor**

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**Village Clerk**

Deborah Hahn

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Lauren Kaspar



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Illinois Route 66 Scenic Byway

Minutes of the Annual Joint Review Board Meeting, Village of Willowbrook, Willowbrook Redevelopment Corridor TIF, held at the Willowbrook Community Resource Center, 825 Midway Drive, Willowbrook, Illinois 60527

June 22, 2023

**Meeting Agenda**

1) Call to Order

The meeting was called to order at 11:04 a.m. by Willowbrook Village Administrator Sean Halloran.

2) Roll Call

Joint Review Board Members present:

Paul Coultrap, Downers Grove Township

Jim Walsh, public member

Patrick Brenn, Tri-State Fire Protection District

Laura Birmingham, Indian Prairie Public Library

Additional attendees present:

Sean Halloran, Administrator, Village of Willowbrook

Greg Smith, Attorney, Elrod Friedman, LLP

Phil McKenna, Consultant, Ryan

Iryna Dziuk, Consultant, Ryan

3) Purpose of Annual Joint Review Board Meeting

Attorney Smith noted that this was the first annual meeting of the Joint Review Board as the TIF district had been founded in late April of 2022. He indicated the meeting's purpose was to review the effectiveness and progress in the redevelopment of the TIF District and to review the Annual TIF Report. There are no actions required of the Board at this meeting; it is informational only.

4) Review of Annual TIF Report (FY 2022)

Consultant McKenna began the review by stating that the report contains letters from the Village President and Village Attorney regarding the Annual TIF Report.

Administrator Halloran reviewed the Annual TIF Report for fiscal year 2022, ending April 30, 2022. As the redevelopment area had been established just five days earlier, there were no revenues, expenditures, fund balance, properties acquired, nor redevelopment projects, leaving an assessed value of zero (0) and no surplus distributions. There is no audit included in the Report as the values are zero.

Consultant Dziuk provided a preview of the FY 2023 annual report, May 1, 2022-April 30, 2023, including the TIF District's current assessed value and estimated distributions. It was noted that no distribution would likely occur until after the general fund was reimbursed for expenses incurred by the TIF District.

Per Administrator Halloran, no questions had been received by the Village from residents or local businesses regarding the TIF District. As the Village Board had not yet provided direction on redevelopment within the TIF District, it was unlikely that any action would be taken by the TIF District in the immediate future.

5) Questions /Comments from JRB members

Board members had no additional comments or questions.

6) Public Comment

There were no members of the public present, and no comments were received.

7) Adjournment

A motion was made by Mr. Coultrap to adjourn the meeting, seconded by Mr. Walsh.

With a unanimous, affirmative, voice vote the meeting was adjourned at 11:12 a.m.

Minutes transcribed by Village of Willowbrook, Administrative Assistant, Jody Wegrzynski

# ANNUAL TAX INCREMENT FINANCE REPORT



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>Willowbrook</u>	Reporting Fiscal Year:	2023
County:	<u>DuPage</u>	Fiscal Year End:	4/30/2023
Unit Code:	022/130/32		

First Name:	<b>Sean</b>	Last Name:	<b>Halloran</b>		
Address:	835 Midway Drive	Title:	Village Administrator		
Telephone:	(630) 920-2230	City:	Willowbrook	Zip:	60527
E-mail	<b>shalloran@willowbrook.il.us</b>				

Date \_\_\_\_\_

## FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

\*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:**

**Redevelopment Corridor TIF**

**Primary Use of Redevelopment Project Area\*:** Combination

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

**If "Combination/Mixed" List Component Types:** Comm/Industrial

**Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):**  
**Tax Increment Allocation Redevelopment Act** ☒  
**Industrial Jobs Recovery Law**

**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> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <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:**Redevelopment Corridor TIF**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

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			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
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**\$  -**Cumulative Total Revenues/Cash Receipts**\$  -  0%**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)**\$  -**Transfers to Municipal Sources****Distribution of Surplus****Total Expenditures/Disbursements**\$  -**Net/Income/Cash Receipts Over/(Under) Cash Disbursements**\$  -**Previous Year Adjustment (Explain Below)****FUND BALANCE, END OF REPORTING PERIOD\***\$  -

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

**Previous Year Explanation:**





## FY 2023

**Redevelopment Corridor TIF**

[illegible]

\$ -



**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:**

**Redevelopment Corridor TIF**

**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.
---	--------------------------------------------------------------------------------------------------------

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:**

**Redevelopment Corridor TIF**

**PAGE 1**

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

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

<b>1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>	<b>X</b>
---------------------------------------------------------------------------------------------------------	----------

<b>2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)</b>	
<b>2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>	
<b>2b. The total number of <u>NEW</u> projects undertaken by the municipality in fiscal year 2022 and any fiscal year thereafter, within the Redevelopment Project area, if any.</b>	

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name:**

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

**Project 2 Name:**

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

**Project 3 Name:**

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

**Project 4 Name:**

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

**Project 5 Name:**

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

**Project 6 Name:**

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

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

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF**

**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
			\$

**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.**

[illegible]

**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:**

**Redevelopment Corridor TIF**

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

--

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

## FY 2023

**Redevelopment Corridor TIF**

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2022		

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





# Village of WILLOWBROOK

**Mayor**

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**Village Clerk**

Gretchen Boerwinkle

**Village Trustees**

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

**Village Administrator**

Sean Halloran

**Chief of Police**

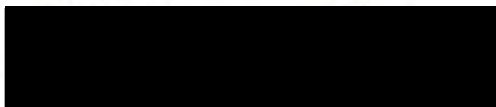
Lauren Kaspar

**Attachment B****RE: Village of Willowbrook Redevelopment Corridor TIF District**

I, Frank A. Trilla, the elected Chief Executive Officer of the Village of Willowbrook, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2022 and ending April 30, 2023.



MAYOR



DATE

2/4/2025



Gregory T. Smith  
312.528.5201  
gregory.smith@elrodfriedman.com

325 North LaSalle Street  
Suite 450  
Chicago, Illinois 60654  
312-528-5200  
[www.elrodfriedman.com](http://www.elrodfriedman.com)

January 28, 2025

**Attachment C**

**Opinion of the Special Legal Counsel for the  
Village of Willowbrook Regarding the  
Redevelopment Corridor Tax Increment Financing District  
Annual Report for Fiscal Year Ending April 30, 2023**

This will confirm that, as special legal counsel for the Village of Willowbrook, DuPage County, Illinois, I have reviewed the information provided to me by the Village Administrator regarding the Village's Annual Tax Increment Finance Report for the Redevelopment Corridor Tax Increment Financing District for the fiscal year ending April 30, 2023. Based on such information, I hereby certify that, to the best of my knowledge and belief, the Village of Willowbrook has conformed substantially to all applicable reporting requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year ending April 30, 2023, except that the Annual Tax Increment Finance Report was filed later than when required by 65 ILCS 5/11-74.4-5(d).

Sincerely,

A black rectangular redaction box covering the signature of Gregory T. Smith.

Gregory T. Smith  
Special Legal Counsel

# ANNUAL TAX INCREMENT FINANCE REPORT



**SUSANA A. MENDOZA**  
ILLINOIS STATE COMPTROLLER

Name of Municipality:	<u>Willowbrook</u>	Reporting Fiscal Year:	<b>2024</b>
County:	<u>DuPage</u>	Fiscal Year End:	<b>4/30/2024</b>
Unit Code:	<b>022/130/32</b>		

**FY 2024 TIF Administrator Contact Information-Required**

First Name:	<b>Sean</b>	Last Name:	<b>Halloran</b>		
Address:	835 Midway Drive	Title:	Village Administrator		
Telephone:	(630) 920-2230	City:	Willowbrook	Zip:	60527
E-mail	<b>shalloran@willowbrook.il.us</b>				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

in the **City/Village** of:

## Willowbrook

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**

**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

[illegible]

\*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 2024**

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

<b>Primary Use of Redevelopment Project Area*:</b>	Combination
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b>	Comm/Industrial
<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> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <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 2024****Name of Redevelopment Project Area:****Redevelopment Corridor TIF District****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period 

\$	-
----	---

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	\$ 152,177	\$ 152,177	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 588	\$ 588	0%
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 

\$	152,765
----	---------

Cumulative Total Revenues/Cash Receipts 

\$	152,765	100%
----	---------	------

Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**) 

\$	-
----	---

Transfers to Municipal Sources  
Distribution of Surplus 


Total Expenditures/Disbursements 

\$	-
----	---

Net/Income/Cash Receipts Over/(Under) Cash Disbursements 

\$	152,765
----	---------

Previous Year Adjustment (Explain Below) 

--

**FUND BALANCE, END OF REPORTING PERIOD\***

\$	152,765
----	---------

\* 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 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2024

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

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

[illegible]

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

FY 2024

Name of Redevelopment Project Area:

Redevelopment Corridor TIF District

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

FUND BALANCE BY SOURCE

\$	152,765
----	---------

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

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

TOTAL AMOUNT DESIGNATED

\$	-
----	---

SURPLUS/(DEFICIT)

\$	152,765
----	---------

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

**FY 2024**

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

**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.

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 2024**

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

**PAGE 1**

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

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

<b>1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.</b>	<b>X</b>
---------------------------------------------------------------------------------------------------------	----------

<b>2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)</b>	
<b>2a. The total <u>number</u> of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:</b>	
<b>2b. Did the municipality undertake any <u>NEW</u> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?</b>	

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name:**

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

**Project 2 Name:**

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

**Project 3 Name:**

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

**Project 4 Name:**

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

**Project 5 Name:**

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

**Project 6 Name:**

Private Investment Undertaken (See Instructions)			
--------------------------------------------------	--	--	--



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

**Name of Redevelopment Project Area:**

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

§

**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.**

[illegible]

**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 2024

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

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

Illinois Route 83 to the west; 72nd Court to the north; Soper Road and Madison St. to the east; and I-55 to the south.

Optional Documents	Enclosed
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 2024

**Name of Redevelopment Project Area:**

**Redevelopment Corridor TIF District**

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

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2022		

List all overlapping tax districts in the redevelopment project area.

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

X

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

[illegible]



# Village of **WILLOWBROOK**

---

**Mayor**

Frank A. Trilla

**Village Clerk**

Gretchen Boerwinkle

**Village Trustees**

Mark L. Astrella

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

Gregory Ruffolo

**Village Administrator**

Sean Halloran

**Chief of Police**

Lauren Kaspar

**Attachment B**

**RE: Village of Willowbrook Redevelopment Corridor TIF District**

I, Frank A. Trilla, the elected Chief Executive Officer of the Village of Willowbrook, County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2023 and ending April 30, 2024.



Proud Member of the  
Illinois Route 66 Scenic Byway

MAYOR

[Redacted Signature]

DATE

2/4/2025



Gregory T. Smith  
312.528.5201  
gregory.smith@elrodfriedman.com

325 North LaSalle Street  
Suite 450  
Chicago, Illinois 60654  
312-528-5200  
[www.elrodfriedman.com](http://www.elrodfriedman.com)

January 28, 2025

**Attachment C**

Opinion of the Special Legal Counsel for the  
Village of Willowbrook Regarding the  
Redevelopment Corridor Tax Increment Financing District  
Annual Report for Fiscal Year Ending April 30, 2024

This will confirm that, as special legal counsel for the Village of Willowbrook, DuPage County, Illinois, I have reviewed the information provided to me by the Village Administrator regarding the Village's Annual Tax Increment Finance Report for the Redevelopment Corridor Tax Increment Financing District for the fiscal year ending April 30, 2024. Based on such information, I hereby certify that, to the best of my knowledge and belief, the Village of Willowbrook has conformed substantially to all applicable reporting requirements of the Illinois Tax Increment Allocation Redevelopment Act for the fiscal year ending April 30, 2024.

Sincerely,

A black rectangular redaction box covering the signature of Gregory T. Smith.

Gregory T. Smith  
Special Legal Counsel





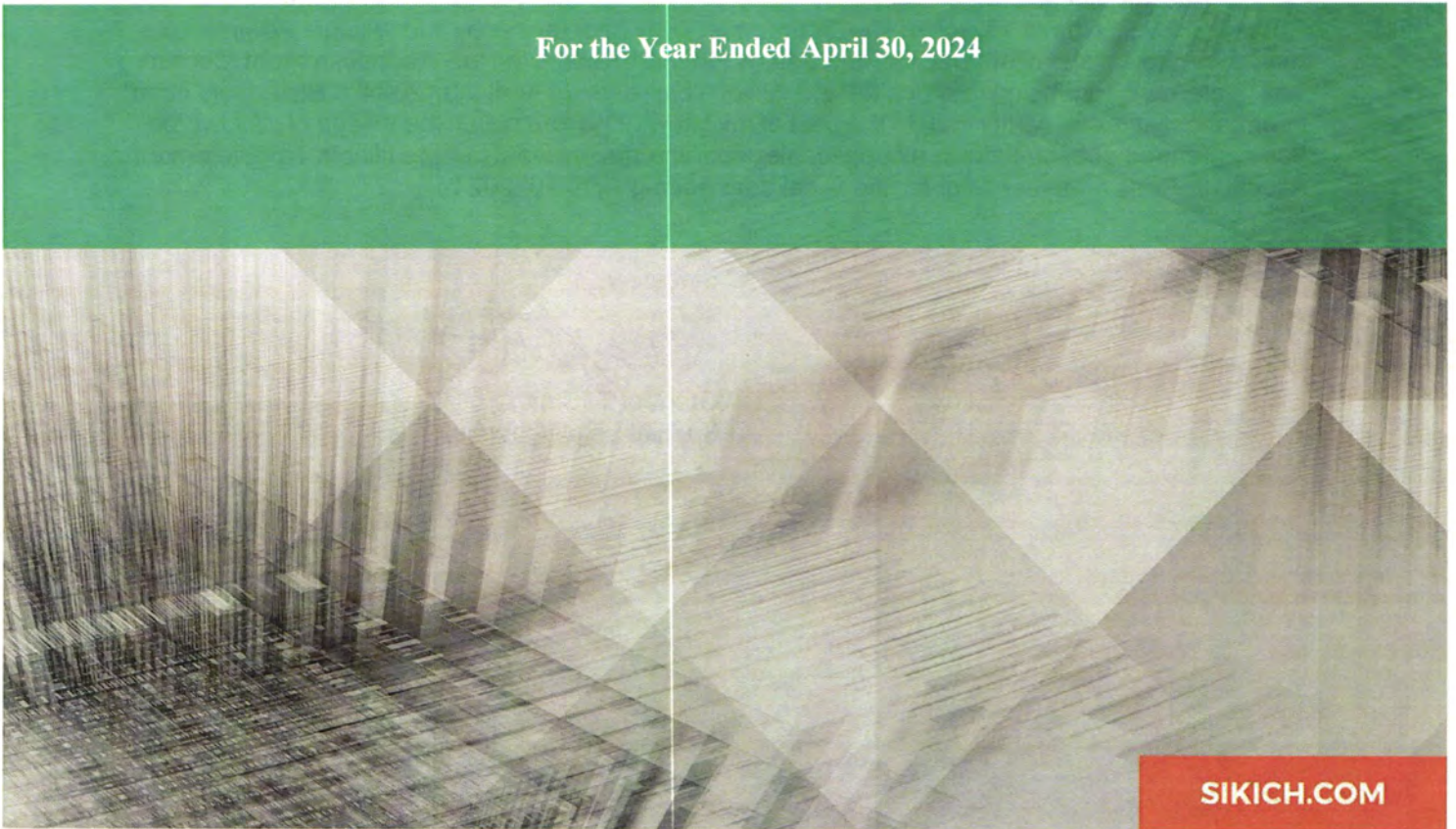
Attachment K & L

**VILLAGE OF WILLOWBROOK, ILLINOIS**

REDEVELOPMENT CORRIDOR  
TAX INCREMENT FINANCING DISTRICT

REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2024



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**VILLAGE OF WILLOWBROOK, ILLINOIS**  
**REDEVELOPMENT CORRIDOR**  
**TAX INCREMENT FINANCING DISTRICT**  
**TABLE OF CONTENTS**

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	<u>Page(s)</u>
INDEPENDENT ACCOUNTANT'S REPORT .....	1
INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION .....	2
SUPPLEMENTARY INFORMATION	
Balance Sheet.....	3
Schedule of Revenues, Expenditures and Changes in Fund Balance.....	4

**INDEPENDENT ACCOUNTANT'S REPORT**



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

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## **INDEPENDENT ACCOUNTANT'S REPORT**

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

We have examined management's assertion, included in its representation letter dated January 20, 2025, that the Village of Willowbrook, 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, 2024. Management is responsible for the Village's assertion and for 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. 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 of Willowbrook's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Willowbrook, Illinois complied with the aforementioned requirements for the year ended April 30, 2024 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the Board of Trustees, management of the Village, 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.

[REDACTED]  
Naperville, Illinois  
January 20, 2025

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





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

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

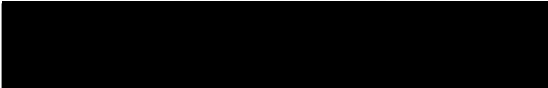
## **INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Willowbrook, Illinois (the Village) as of and for the year ended April 30, 2024, and the notes to financial statements, which collectively comprise the basic financial statements of the Village, and have issued our report thereon dated January 20, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (balance sheet and schedule of revenues, expenditures, and changes in fund balance for the Redevelopment Corridor Tax Increment Financing (TIF) District) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

  
Naperville, Illinois  
January 20, 2025

## **SUPPLEMENTARY INFORMATION**

VILLAGE OF WILLOWBROOK, ILLINOIS

BALANCE SHEET  
REDEVELOPMENT CORRIDOR TIF FUND

April 30, 2024

---

<b>ASSETS</b>	
Cash and Investments	<u>\$ 152,765</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 152,765</u></u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
None	<u>\$ -</u>
Total Liabilities	<u>-</u>
<b>FUND BALANCE</b>	
Restricted	
Economic development	<u>152,765</u>
Total Fund Balance	<u>152,765</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<u><u>\$ 152,765</u></u>

(See independent auditor's report on supplementary information.)

**VILLAGE OF WILLOWBROOK, ILLINOIS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE  
REDEVELOPMENT CORRIDOR TIF FUND**

For the Year Ended April 30, 2024

---

**REVENUES**

Taxes

Property Taxes \$ 152,177

Investment Income 588

Total Revenues 152,765

**EXPENDITURES**

None -

Total Expenditures -

NET CHANGE IN FUND BALANCE 152,765

FUND BALANCE, MAY 1 -

**FUND BALANCE, APRIL 30** \$ 152,765

(See independent auditor's report on supplementary information.)



