

Name of Municipality:	MORTON GROVE	Reporting Fiscal Year:	2015
County:	COOK	Fiscal Year End:	12/31/2015
Unit Code:	016/365/32		

First Name:	RALPH	Last Name:	CZERWINSKI
Address:	6101 CAPULINA	Title:	VILLAGE ADMINISTRATOR
Telephone:	847-965-4100	City:	MORTON GROVE
		Zip:	60053
Mobile		E-mail-required	RCZERWINSKI@MORTONGROVEIL.ORG
Mobile Provider		Best way to contact	<input checked="" type="checkbox"/> X Email <input checked="" type="checkbox"/> X Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act
[65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

105 (Rev. 5/11-74.4-3 et. seq.) Of the Industrial Jobs Recovery

Ralph E. G. D.

Written signature of TIF Administrator

10-4-16
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 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2015

Name of Redevelopment Project Area:	Waukegan Road
Primary Use of Redevelopment Project Area*:	Retail, Other Commercial
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L		X
A list of all Intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those Intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

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

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**Provide an analysis of the special tax allocation fund.****FY 2015****TIF NAME: Waukegan Road****Fund Balance at Beginning of Reporting Period****\$ (2,084,392)**

Revenue/Cash Receipts Deposited In Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 430,702	\$ 7,743,513	29%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 162	\$ 370,175	1%
Land/Building Sale Proceeds		\$ 4,173,600	16%
Bond Proceeds		\$ 9,572,487	36%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (Identify source _____; If multiple other sources, attach schedule)		\$ 4,921,306	18%

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

Total Amount Deposited in Special Tax Allocation**Fund During Reporting Period****\$ 430,864****Cumulative Total Revenues/Cash Receipts****\$ 26,781,081 100%****Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)****\$ 886,313****Distribution of Surplus****Total Expenditures/Disbursements****\$ 886,313****NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS****\$ (455,449)****FUND BALANCE, END OF REPORTING PERIOD*****\$ (2,539,841)**

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3)**\$ (6,609,422)**

TIF NAME: Waukegan Road

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.5-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Professional Services	146	
		\$ 146
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

SECTION 3.2 A		
PAGE 2		
7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
Debt payments on Notes to Improve Development Sites A&B	886,167	
		\$ 886,167
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -
		\$

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)

Debt payments on Notes to Improve Development Sites A&B

10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY

12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)

13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)

SECTION 3.2 A

PAGE 3

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)

\$ -

15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY

\$ -

TOTAL ITEMIZED EXPENDITURES

\$ 886,313

Section 3.2 B

FY 2015

TIF NAME: Waukegan Road

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

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

[illegible]

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

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

FY 2015

TIF NAME: Waukegan Road

FUND BALANCE, END OF REPORTING PERIOD

\$ (2,539,841)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
TIF G.O. Notes (Area A - drug store & bank)	\$ 2,986,791	\$ 921,187
TIF 2009A G.O. Refunding Bond	\$ 4,920,000	\$ 3,148,394

Total Amount Designated for Obligations

\$ 7,906,791 \$ 4,069,581

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs

\$ -

TOTAL AMOUNT DESIGNATED

\$ 4,069,581

SURPLUS*/(DEFICIT)

\$ (6,609,422)

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

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

FY 2015

TIF NAME: Waukegan Road

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

X No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

FY 2015

TIF NAME: WAUKEGAN ROAD

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area:			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below.			2
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 15,325,000	\$ -	\$ 15,325,000
Public Investment Undertaken	\$ 6,752,637	\$ -	\$ 6,752,637
Ratio of Private/Public Investment	2 7/26		2 7/26

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Walgreen / Bank Construction- assembly of three

Private Investment Undertaken (See Instructions)	\$ 3,325,000		\$ 3,325,000
Public Investment Undertaken	\$ 2,645,899		\$ 2,645,899
Ratio of Private/Public Investment	1 19/74		1 19/74

Project 2:

Auto dealership - assembly of three properties in the

Private Investment Undertaken (See Instructions)	\$ 12,000,000		\$ 12,000,000
Public Investment Undertaken	\$ 4,106,738		\$ 4,106,738
Ratio of Private/Public Investment	2 71/77		2 71/77

Project 3:

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

Project 4:

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

Project 5:

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

Project 6:

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2015

TIF NAME: Waukegan Road

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

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1995	\$ 12,221,759	\$ 15,882,844

List all overlapping tax districts in the redevelopment project area.

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

☒ X The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
N/A	N/A		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

--

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

Waukegan Road Tax Increment Financing Redevelopment District

Certificate of Compliance

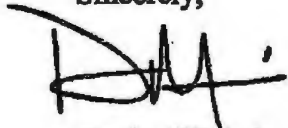
REPORT PERIOD: January 1, 2015 to December 31, 2015

DATE OF REPORT: October 5, 2016

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

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

Sincerely,



Daniel DiMaria
Village President

Cc: Village Board of Trustees

R:\TIF Reports\2015 TIF REPORT\2015 Mayors Cert - Waukegan TIF.docx



October 5, 2016

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

**RE: Audit of the Financial Statements
Fiscal Year ending December 31, 2015
Waukegan Road Tax Increment Financing Redevelopment District**

Dear Mayor DiMaria:

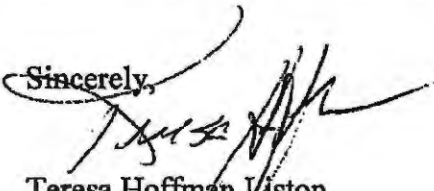
OPINION OF CORPORATION COUNSEL

I, Teresa Hoffman Liston, Corporation Counsel for the Village of Morton Grove, Cook County, Illinois, was the Corporation Counsel for the fiscal year beginning January 1, 2015, and ending December 31, 2015, and have reviewed information provided to me by the Village's administration and staff pertaining to the Waukegan Road Tax Increment Financing Redevelopment Project Area.

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

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

Sincerely,



Teresa Hoffman Liston
Corporation Counsel

Cc: Village Board of Trustees

VILLAGE OF MORTON GROVE, ILLINOIS

**BALANCE SHEET
GOVERNMENTAL FUNDS**

December 31, 2015

	General	Lehigh/Ferris TIF	Waukegan Road TIF	Debt Service	Capital Projects	Nonmajor	Total
ASSETS							
Cash and cash equivalents	\$ 3,310,146	\$ 3,922,529	\$ -	\$ 152,256	\$ 1,784,065	\$ 1,863,839	\$ 11,032,835
Investments	-	-	-	169,755	2,238,847	95,275	2,503,877
Receivables							
Property taxes	9,588,954	3,602	-	845,972	102,833	-	10,541,361
Sales tax	1,523,317	-	-	12,500	6,250	286,666	1,828,733
State income tax	278,984	-	-	-	-	-	278,984
Accounts and allotments	1,004,505	-	-	-	-	223,259	1,227,764
Due from other funds	275,977	-	-	-	-	-	275,977
Prepays	192	-	-	-	297,983	-	298,175
Loan to developer	-	1,700,000	-	-	-	-	1,700,000
Advances to other funds	2,781,489	44,364	-	-	-	-	2,825,853
IRMA excess surplus	993,728	-	-	-	-	-	993,728
IPBC terminal reserve	594,122	-	-	-	-	-	594,122
Land held for resale	-	9,572,376	-	-	-	-	9,572,376
TOTAL ASSETS	\$ 20,351,414	\$ 15,242,871	\$ -	\$ 1,180,483	\$ 4,429,978	\$ 2,469,039	\$ 43,673,785

**LIABILITIES, DEFERRED INFLOWS
OF RESOURCES AND FUND BALANCES**

LIABILITIES

	General	Lehigh/Ferris TIF	Waukegan Road TIF	Debt Service	Capital Projects	Nonmajor	Total
Accounts payable and retainage payable	\$ 522,274	\$ 224,527	\$ -	\$ -	\$ 431,929	\$ 232,424	\$ 1,411,154
Accrued salaries and wages	505,113	-	-	-	-	-	505,113
Other payables	87,332	-	-	-	-	-	87,332
Unearned revenue	172,813	-	-	-	-	-	172,813
Deposits - refundable	320,388	-	-	-	-	-	320,388
Due to other funds	-	-	-	-	-	275,977	275,977
Due to fiduciary funds	510,853	-	-	-	-	-	510,853
Advances from other funds	-	-	2,539,841	-	-	286,012	2,825,853

Total liabilities	2,118,773	224,527	2,539,841	-	431,929	794,413	6,109,483
-------------------	-----------	---------	-----------	---	---------	---------	-----------

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue - property taxes	9,554,668	-	-	843,116	102,485	-	10,500,269
--------------------------------------	-----------	---	---	---------	---------	---	------------

Total deferred inflows of resources	9,554,668	-	-	843,116	102,485	-	10,500,269
-------------------------------------	-----------	---	---	---------	---------	---	------------

Total liabilities and deferred inflows of resources	11,673,441	224,527	2,539,841	843,116	534,414	794,413	16,609,752
---	------------	---------	-----------	---------	---------	---------	------------

FUND BALANCES (DEFICIT)

Nonspendable							
Advance to other funds	2,781,489	-	-	-	-	-	2,781,489
Prepays	192	-	-	-	297,983	-	298,175

Restricted for							
Public safety	-	-	-	-	-	1,168,217	1,168,217
Debt service	-	-	-	337,367	-	-	337,367
Capital improvements - unspent bond proceeds	-	-	-	-	3,597,581	-	3,597,581
Community development	-	15,018,344	-	-	-	-	15,018,344
Highways and streets	-	-	-	-	-	765,044	765,044
Retirement	4,961	-	-	-	-	-	4,961
Committed for commuter improvements	-	-	-	-	-	61,734	61,734
Unassigned (deficit)	5,891,331	-	(2,539,841)	-	-	(320,369)	3,031,121

Total fund balances (deficit)	8,677,973	15,018,344	(2,539,841)	337,367	3,895,564	1,674,626	27,064,033
-------------------------------	-----------	------------	-------------	---------	-----------	-----------	------------

**TOTAL LIABILITIES, DEFERRED INFLOWS
OF RESOURCES AND FUND BALANCES**

\$ 20,351,414	\$ 15,242,871	\$ -	\$ 1,180,483	\$ 4,429,978	\$ 2,469,039	\$ 43,673,785
---------------	---------------	------	--------------	--------------	--------------	---------------

See accompanying notes to financial statements.

VILLAGE OF MORTON GROVE, ILLINOIS

**STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

For the Year Ended December 31, 2015

	General	Lehigh/Ferris TIF	Waukegan Road TIF
REVENUES			
Taxes	\$ 18,890,590	\$ 2,122,746	\$ 430,702
Licenses and permits	1,826,803	-	-
Intergovernmental	3,498,297	-	-
Surcharges	-	-	-
Charges for services	827,482	-	-
Fines	717,300	-	-
Investment income	8,841	4,830	162
Cable TV franchise fees	336,620	-	-
Miscellaneous	213,608	17,000	-
Total revenues	26,319,541	2,144,576	430,864

	Debt Service	Capital Projects	Nonmajor	Total
\$	878,286	\$ 125,223	\$ 1,147,920	\$ 23,595,467
	-	-	-	1,826,803
	75,856	79,739	964,466	4,618,358
	-	-	283,028	283,028
	-	-	377,452	1,204,934
	-	-	-	717,300
	529	1,964	1,586	17,912
	-	-	-	336,620
	-	5,678	-	236,286
	954,671	212,604	2,774,452	32,836,708
	-	-	-	3,259,332
	-	-	416,158	18,491,369
	-	-	930,148	3,322,002
	-	-	-	701,174
	-	-	-	217,248
	-	-	847,814	1,385,112
	-	-	-	707,754
	377,834	-	-	1,665,200
	450,092	41,411	-	932,247
	-	2,070,187	10,320	2,173,640
	827,926	2,111,598	2,204,440	32,855,078
	126,745	(1,898,994)	570,012	(18,370)
	163,783	-	-	433,783
	-	-	-	(433,783)
	-	4,395,000	-	10,010,000
	-	646,411	-	1,472,259
	-	-	-	(6,359,521)
	-	-	-	17,506
	163,783	5,041,411	-	5,140,244
	290,528	3,142,417	570,012	5,121,874
	46,839	753,147	1,104,614	21,942,159
\$	337,367	\$ 3,895,564	\$ 1,674,626	\$ 27,064,033

See accompanying notes to financial statements.



1415 W. Diehl Road, Suite 400
Naperville, Illinois 60563

630.566.8400 // www.sikich.com

Certified Public Accountants & Advisors
Members of American Institute of Certified Public Accountants

REPORT OF INDEPENDENT ACCOUNTANT'S ON COMPLIANCE

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

We have examined management's assertion, included in its representation letter dated September 16, 2016 that the Village of Morton Grove, 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, 2015. 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 compliance based on our examination.

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

In our opinion, management's assertion that the Village of Morton Grove, Illinois complied with the aforementioned requirements for the year ended December 31, 2015 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees and management of the Village, the Illinois State Comptroller's Office and the joint review boards. Accordingly, this communication is not suitable for any other purpose.

Sikich LLP

Naperville, Illinois
September 16, 2016