

# **FY 2024**

## **ANNUAL TAX INCREMENT FINANCE REPORT**



# **SUSANA A. MENDOZA**

## ILLINOIS STATE COMPTROLLER

Name of Municipality: Village of Palatine Reporting Fiscal Year: 2024  
County: Cook Fiscal Year End: 12/31/2024  
Unit Code: 016-430-32

## FY 2024 TIF Administrator Contact Information-Required

First Name: <b>Reid</b>	Last Name: <b>Ottesen</b>
Address: <b>200 E Wood St</b>	Title: <b>Village Manager</b>
Telephone: <b>847-359-9031</b>	City: <b>Palatine</b>
E-mail <b>findept@palatine.il.us</b>	Zip: <b>60067</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:

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

6/20/25

**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**

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Downtown Area Tax Increment Financing		
Redevelopment Project Area	12/13/1999	

\*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:**

Downtown TIF

<b>Primary Use of Redevelopment Project Area*:</b> <u>Retail</u>	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> X	
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>	X	
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 (g) 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:****Downtown TIF****Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 23,583,575

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	\$ 7,885,712	\$ 123,804,825	58%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 1,246,558	\$ 4,539,912	2%
Land/Building Sale Proceeds		\$ 1,252,260	1%
Bond Proceeds		\$ 76,358,554	36%
Transfers from Municipal Sources		\$ 6,188,022	3%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund

\$ 9,132,270

Cumulative Total Revenues/Cash Receipts

\$ 212,143,573 100%

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

\$ 627,869

**Transfers to Municipal Sources****Distribution of Surplus****Total Expenditures/Disbursements**

\$ 627,869

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

\$ 8,504,401

**Previous Year Adjustment (Explain Below)****FUND BALANCE, END OF REPORTING PERIOD\***

\$ 32,087,976

\* 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 2024

**Name of Redevelopment Project Area:**

### Downtown TIF

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
PAGE 1**

SECTION 3.2 A  
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
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.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>	<b>\$</b>	<b>627,869</b>

**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:**

### Downtown TIF

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

**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:**

**Downtown TIF**

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

<b>FUND BALANCE BY SOURCE</b>		<b>\$ 32,087,976</b>
<b>1. Description of Debt Obligations</b>	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
<b>Total Amount Designated for Obligations</b>	<b>\$ -</b>	<b>\$ -</b>
<b>2. Description of Project Costs to be Paid</b>	<b>Amount of Original Issuance</b>	<b>Amount Designated</b>
Street improvements		\$ 8,250,000
Parking system improvements		\$ 4,000,000
Flood control improvements		\$ 13,000,000
Other infrastructure improvements		\$ 6,750,000
<b>Total Amount Designated for Project Costs</b>	<b>\$</b>	<b>32,000,000</b>
<b>TOTAL AMOUNT DESIGNATED</b>	<b>\$</b>	<b>32,000,000</b>
<b>SURPLUS/(DEFICIT)</b>	<b>\$</b>	<b>87,976</b>

**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:**

**Downtown 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.
---	--

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:**

**Downtown 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':**

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

2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. <b>(If selecting this option, complete 2a and 2b.)</b>	<input checked="" type="checkbox"/>
2a. The total <b>number</b> of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	21
2b. Did the municipality undertake any <b>NEW</b> projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	No

**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)	\$ 243,575,749	\$ 243,793	\$ 243,793
Public Investment Undertaken	\$ 51,055,085	\$ 243,793	\$ 243,793
Ratio of Private/Public Investment	4 37/48		1

**Project 1\*: Wellington Court**

Private Investment Undertaken (See Instructions)	\$ 6,000,000		
Public Investment Undertaken	\$ 400,000		
Ratio of Private/Public Investment	15		0

**Project 2\*: Groves of Palatine**

Private Investment Undertaken (See Instructions)	\$ 98,000,000		
Public Investment Undertaken	\$ 3,976,850		
Ratio of Private/Public Investment	24 9/14		0

**Project 3\*: Gateway Center**

Private Investment Undertaken (See Instructions)	\$ 18,000,000		
Public Investment Undertaken	\$ 18,273,000		
Ratio of Private/Public Investment	66/67		0

**Project 4\*: Hummel Building**

Private Investment Undertaken (See Instructions)	\$ 6,000,000		
Public Investment Undertaken	\$ 1,732,013		
Ratio of Private/Public Investment	3 13/28		0

**Project 5\*: Providence**

Private Investment Undertaken (See Instructions)	\$ 4,200,000		
Public Investment Undertaken	\$ 9,349,935		
Ratio of Private/Public Investment	31/69		0

**Project 6\*: Palatine Station**

Private Investment Undertaken (See Instructions)	\$ 35,000,000		
Public Investment Undertaken	\$ 164,830		
Ratio of Private/Public Investment	212 17/50		0

**PAGE 2    \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 7\*: Brownstones #1**

Private Investment Undertaken (See Instructions)	\$ 4,000,000		
Public Investment Undertaken	\$ 1,374,300		
Ratio of Private/Public Investment	2 51/56		0

**Project 8\*: Brownstones #2**

Private Investment Undertaken (See Instructions)	\$ 5,000,000		
Public Investment Undertaken	\$ 990,000		
Ratio of Private/Public Investment	5 5/99		0

**Project 9\*: Benchmark**

Private Investment Undertaken (See Instructions)	\$ 21,000,000		
Public Investment Undertaken	\$ 2,098,500		
Ratio of Private/Public Investment	10		0

**Project 10\*: Preserves of Palatine**

Private Investment Undertaken (See Instructions)	\$ 3,000,000		
Public Investment Undertaken	\$ 2,089,963		
Ratio of Private/Public Investment	1 27/62		0

**Project 11\*: Metropolitan**

Private Investment Undertaken (See Instructions)	\$ 13,000,000		
Public Investment Undertaken	\$ 1,952,000		
Ratio of Private/Public Investment	6 64/97		0

**Project 12\*: Music Room**

Private Investment Undertaken (See Instructions)	\$ 1,000,000		
Public Investment Undertaken	\$ 125,000		
Ratio of Private/Public Investment	8		0

**Project 13\*: 19 South Bothwell**

Private Investment Undertaken (See Instructions)	\$ 675,000		
Public Investment Undertaken	\$ 190,000		
Ratio of Private/Public Investment	3 21/38		0

**Project 14\*: Lamplighter's Inn**

Private Investment Undertaken (See Instructions)	\$ 1,000,000		
Public Investment Undertaken	\$ 190,000		
Ratio of Private/Public Investment	5 5/19		0

**Project 15\*: Mexico Uno**

Private Investment Undertaken (See Instructions)	\$ 580,000		
Public Investment Undertaken	\$ 482,000		
Ratio of Private/Public Investment	1 12/59		0

**PAGE 3 \*\*ATTACH ONLY IF PROJECTS ARE LISTED\*\***

**Project 16\*: Stratford**

Private Investment Undertaken (See Instructions)	\$ 7,115,820		
Public Investment Undertaken	\$ 900,000		
Ratio of Private/Public Investment	7 29/32		0

**Project 17\*: Heritage**

Private Investment Undertaken (See Instructions)	\$ 16,000,000		
Public Investment Undertaken	\$ 2,100,000		
Ratio of Private/Public Investment	7 13/21		0

**Project 18\*: Bauer's Brahaus**

Private Investment Undertaken (See Instructions)	\$ 300,000		
Public Investment Undertaken	\$ 30,000		
Ratio of Private/Public Investment	10		0

**Project 19\*: Patzke/FSKS**

Private Investment Undertaken (See Instructions)	\$ 1,500,000		
Public Investment Undertaken	\$ 249,451		
Ratio of Private/Public Investment	6 1/76		0

**Project 20\*: Downtown Façade Program**

Private Investment Undertaken (See Instructions)	\$ 1,304,929	\$ 243,793	\$ 243,793
Public Investment Undertaken	\$ 3,887,243	\$ 243,793	\$ 243,793
Ratio of Private/Public Investment	1/3		1

**Project 21\*: Tap House Grill**

Private Investment Undertaken (See Instructions)	\$ 900,000		
Public Investment Undertaken	\$ 500,000		
Ratio of Private/Public Investment	1 4/5		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 2024

**Name of Redevelopment Project Area:**

### **Downtown 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.**

**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.**

<b>Project Name</b>	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 2024**

**Name of Redevelopment Project Area:**

Downtown TIF

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

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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:**

### Downtown TIF

**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
1999	\$23,256,863	\$104,622,481

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.

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

**CERTIFICATION BY THE CHIEF EXECUTIVE OFFICER**

I, Jim Schwantz, the duly elected Mayor and Chief Executive Officer of the Village of Palatine, County of Cook, 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 January 1, 2024 and ending December 31, 2024.



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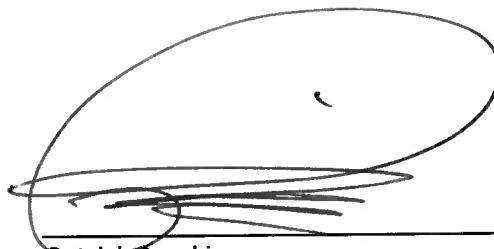
Jim Schwantz  
Mayor

June 20, 2025

Date

**CERTIFICATION BY THE VILLAGE ATTORNEY**

This will confirm that I am the duly appointed Village Attorney of the Village of Palatine, County of Cook, State of Illinois. I have reviewed all information provided to me by the Village of Palatine staff and consultants. I find that the Village has conformed to all the applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act set forth thereunder for the fiscal year beginning January 1, 2024 and ending December 31, 2024, to the best of my knowledge and belief.



\_\_\_\_\_  
Patrick Brankin  
Village Attorney

6/20/25  
Date

### **Activities Undertaken in Furtherance of the Objectives of the Redevelopment Plan**

The redevelopment of the former Kinsch Nursery site into a 3-story 58 unit apartment building was completed in early 2025. The redevelopment of the former Kramer Photographers site with a new 3-story, 18 unit apartment building is set to begin by the end of May, 2025. Cook, Cork & Fork recently completed the expansion of their business on Palatine Road with the addition of The Cork bar, which included various improvements to the interior and exterior of the building. Lastly, the Village engaged a planning consultant, Design Workshop, to prepare design alternative concepts for various streetscape, parking, and public space improvements throughout the downtown area. These concepts were reviewed by the Village Council in the summer of 2024, and more detailed plans are now being developed based on the feedback and priorities provided to Staff.



**VILLAGE OF PALATINE, ILLINOIS**

**TAX INCREMENT FINANCING FUNDS  
REPORT ON COMPLIANCE  
WITH PUBLIC ACT 85-1142**

**For the Year Ended December 31, 2024**



The background of the page features a large, abstract graphic composed of numerous thin, light gray lines forming a complex, three-dimensional geometric pattern of triangles and polygons, resembling a wireframe or a stylized architectural drawing.

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**VILLAGE OF PALATINE, ILLINOIS****TABLE OF CONTENTS**

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**INDEPENDENT ACCOUNTANT'S REPORT**

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

**SIKICH.COM**

**INDEPENDENT ACCOUNTANT'S REPORT  
ON MANAGEMENT'S ASSERTION OF COMPLIANCE**

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have examined management's assertion, included in its representation letter dated June 9, 2025, that the Village of Palatine, 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, 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's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Palatine, Illinois complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

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

*SIKICH CPA LLC*

Naperville, Illinois  
June 9, 2025

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

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

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

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, 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 Palatine, Illinois (the Village) as of and for the year ended December 31, 2024, and the notes to financial statements, which collectively comprise the basic financial statements of the Village, and have issued our report thereon dated June 9, 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 (schedule of revenues, expenditures, and changes in fund balance and schedule of fund balances by source for the Tax Increment Financing Districts) 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.

*SIKICH CPA LLC*

Naperville, Illinois  
June 9, 2025

## **SUPPLEMENTARY INFORMATION**

**VILLAGE OF PALATINE, ILLINOIS**

**TAX INCREMENT FINANCING DISTRICT FUNDS**

**SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE**

For the Year Ended December 31, 2024

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	<b>Downtown TIF</b>	<b>Rand Road Corridor TIF</b>	<b>Rand/ Lake Cook TIF</b>
<b>REVENUES</b>			
Taxes			
Incremental property taxes	\$ 7,885,712	\$ 4,154,195	\$ 1,415,844
Intergovernmental			
Grants	-	85,340	-
Investment income	<u>1,246,558</u>	<u>348,050</u>	<u>77,463</u>
 Total Revenues	 <u>9,132,270</u>	 <u>4,587,585</u>	 <u>1,493,307</u>
<b>EXPENDITURES</b>			
Economic development			
Supplies and services	50,694	1,093	1,093
Project expenditures	215,322	448,844	-
Surplus distribution	-	1,500,000	1,250,000
Capital outlay			
Buildings and facilities	337,901	-	-
Flood control	23,952	-	-
Technology	-	188,373	-
Roadway improvements	-	308,753	-
Debt service			
Principal retirement	-	1,470,000	-
Interest and fiscal charges	<u>-</u>	<u>113,605</u>	<u>-</u>
 Total Expenditures	 <u>627,869</u>	 <u>4,030,668</u>	 <u>1,251,093</u>
 NET CHANGE IN FUND BALANCE	 <u>8,504,401</u>	 <u>556,917</u>	 <u>242,214</u>
 FUND BALANCES, JANUARY 1	 <u>23,583,575</u>	 <u>5,909,460</u>	 <u>2,097,887</u>
 <b>FUND BALANCES, DECEMBER 31</b>	 <u>\$ 32,087,976</u>	 <u>\$ 6,466,377</u>	 <u>\$ 2,340,101</u>

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

**VILLAGE OF PALATINE, ILLINOIS**

**TAX INCREMENT FINANCING DISTRICT FUNDS**

**SCHEDULE OF FUND BALANCE BY SOURCE**

For the Year Ended December 31, 2024

	<b>Downtown TIF</b>	<b>Rand Road Corridor TIF</b>	<b>Rand/ Lake Cook TIF</b>
<b>BEGINNING BALANCE, JANUARY 1, 2024</b>	<b>\$ 23,583,575</b>	<b>\$ 5,909,460</b>	<b>\$ 2,097,887</b>
<b>ADDITIONS</b>			
Taxes			
Incremental property taxes	7,885,712	4,154,195	1,415,844
Intergovernmental			
Grants	-	85,340	-
Investment income	1,246,558	348,050	77,463
<b>Total Additions</b>	<b>9,132,270</b>	<b>4,587,585</b>	<b>1,493,307</b>
<b>BEGINNING BALANCES PLUS ADDITIONS</b>	<b>32,715,845</b>	<b>10,497,045</b>	<b>3,591,194</b>
<b>DEDUCTIONS</b>			
Economic development			
Supplies and services	50,694	1,093	1,093
Project expenditures	215,322	448,844	-
Surplus distribution	-	1,500,000	1,250,000
Capital outlay			
Buildings and facilities	337,901	-	-
Flood control	23,952	-	-
Technology	-	188,373	-
Roadway improvements	-	308,753	-
Debt service			
Principal retirement	-	1,470,000	-
Interest and fiscal charges	-	113,605	-
<b>Total Deductions</b>	<b>627,869</b>	<b>4,030,668</b>	<b>1,251,093</b>
<b>ENDING BALANCE, DECEMBER 31, 2024</b>	<b>\$ 32,087,976</b>	<b>\$ 6,466,377</b>	<b>\$ 2,340,101</b>
<b>ENDING BALANCE BY SOURCE</b>			
Incremental property taxes	\$ 25,152,162	\$ 6,118,327	\$ 2,262,638
Investment income	1,481,684	348,050	77,463
Investment in land held for resale	5,454,130	-	-
<b>Subtotal</b>	<b>32,087,976</b>	<b>6,466,377</b>	<b>2,340,101</b>
Less Surplus Funds	-	-	-
<b>FUND BALANCE, DECEMBER 31, 2024</b>	<b>\$ 32,087,976</b>	<b>\$ 6,466,377</b>	<b>\$ 2,340,101</b>

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



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**INDEPENDENT ACCOUNTANT'S REPORT  
ON MANAGEMENT'S ASSERTION OF COMPLIANCE**

The Honorable Mayor  
Members of the Village Council  
Village of Palatine, Illinois

We have examined management's assertion, included in its representation letter dated June 9, 2025, that the Village of Palatine, 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, 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's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Palatine, Illinois complied with the aforementioned requirements for the year ended December 31, 2024 is fairly stated, in all material respects.

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

*SIKICH CPA LLC*

Naperville, Illinois

June 9, 2025