

CITY OF COUNTRYSIDE

TAX INCREMENT FINANCE REPORT

Commercial TIF District

May, 1 2020 - April 30, 2021



***Cook County
803 Joliet Road
Countryside, Illinois
60525***



SUSANA A. MENDOZA

ILLINOIS STATE COMPTROLLER

Municipality: Countryside City (016/125/30)

TIF Application

Select TIF District

Fiscal Year 2021

● [Back to Login - Step 1 \(UpldTIFRptLogStp1.cfm\)](#)  [TIF Instructions/Help](#)
(<http://illinoiscomptroller.gov/services/local-government-division/upload-tif-reports/>)

The PDF file(s) for the FY 2021 TIF Report for Countryside Commercial TIF District has been marked as being received by our office!

Instructions

1. You can click on the **Request to Resubmit** button to request to resubmit one or more of your TIF District reports.

[REQUEST TO RESUBMIT](#)

Need Help? (/Office/LocalGovt/TIFReports/SubmitPRblem/SubmitProblem.cfm) call our Toll-Free Local Government Assistance Hotline (877) 304-3899 or Email us at LocGovTIF@IllinoisComptroller.Gov
([Mailto:locgovTIF@IllinoisComptroller.Gov](mailto:locgovTIF@IllinoisComptroller.Gov))

STATE OF ILLINOIS
COMPTROLLER

SUSANA A. MENDOZA

Name of Municipality:	<u>City of Countryside</u>	Reporting Fiscal Year:	2021
County:	<u>Cook</u>	Fiscal Year End:	4/30/2021
Unit Code:	<u>016/125/30</u>		

FY 2021 TIF Administrator Contact Information

First Name:	Gail	Last Name:	Paul
Address:	803 Joliet Road	Title:	City Administrator
Telephone:	(708) 485-2462	City:	Countryside
E-mail- required	gpaul@countryside-il.org	Zip:	60525

I attest to the best of my knowledge, that this FY 2021 report of the redevelopment project area(s)

in the **City/Village** of:

Countryside

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.].

Gail Saul

10-1-2021

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 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2021

Name of Redevelopment Project Area (below):

Countryside Commercial TIF

Primary Use of Redevelopment Project Area*: Combination/Mixed

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

If "Combination/Mixed" List Component Types: Commercial/Retail

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act X

Industrial Jobs Recovery Law _____

Please utilize the information below to properly label the Attachments.

	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
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)] 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 <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)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).		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)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).	X	
An 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 attachment I is yes, then Analysis <u>MUST</u> be attached and (labeled Attachment J).	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) 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, 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).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	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))

Provide an analysis of the special tax allocation fund.

FY 2021

Countryside Commercial TIFSpecial Tax Allocation Fund Balance at Beginning of Reporting Period \$ (7,567,410)

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	\$ 703,337	\$ 2,389,718	32%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 249	\$ 13,826	0%
Land/Building Sale Proceeds			0%
Bond Proceeds		\$ 5,000,000	68%
Transfers from Municipal Sources	\$ 192,364		0%
Private Sources			0%
Other (ComEd Reimbursement)		\$ 3,931	0%

All Amount Deposited in Special Tax Allocation Fund \$ 895,950Cumulative Total Revenues/Cash Receipts \$ 7,407,475 100%Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 248,186Transfers to Municipal Sources \$ -Distribution of Surplus Total Expenditures/Disbursements \$ 248,186Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 647,764Previous Year Adjustment (Explain Below) \$ -**FUND BALANCE, END OF REPORTING PERIOD*** \$ (6,919,646)

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

Previous Year Explanation:

FY 2021

TIF NAME:

Countryside Commercial TIF

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

(by category of permissible redevelopment project costs)

PAGE 1

[illegible]

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.		
Le		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 248,186

FY 2021

Countryside Commercial TIF

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)

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

FY 2021

TIF NAME:

Countryside Commercial TIF

FUND BALANCE BY SOURCE

\$ (6,919,646)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
Interfund Balance Due to the General Fund		
*(already reflected in negative fund balance)		

Total Amount Designated for Obligations	\$ -	\$ -
--	------	------

2. Description of Project Costs to be Paid

Total Amount Designated for Project Costs	\$ -
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TOTAL AMOUNT DESIGNATED	\$ -
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SURPLUS/(DEFICIT)	\$ (6,919,646)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**FY 2021****TIF NAME:****Countryside Commercial TIF**

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

X

Check here if 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:	

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:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 20 ILCS 620/4.7 (7)(F)

PAGE 1

FY 2021

TIF Name:

Countryside Commercial TIF

Page 1 is to 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.	
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2. The Municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	18

LIST <u>ALL</u> projects undertaken by the Municipality Within the Redevelopment Project Area:			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 33,689,727	\$ 38,384	\$ 33,896,440
Public Investment Undertaken	\$ 12,066,150	\$ 250,000	\$ 14,596,462
Ratio of Private/Public Investment	2 61/77		2 29/90

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

Project 1*: HARLEY PROPERTIES LLC

Private Investment Undertaken (See Instructions)	\$ 4,553,000		\$ 4,553,000
Public Investment Undertaken	\$ 1,349,345		\$ 1,349,345
Ratio of Private/Public Investment	3 3/8		3 3/8

Project 2*: TACO BELL

Private Investment Undertaken (See Instructions)	\$ 1,400,000		\$ 1,400,000
Public Investment Undertaken	\$ -		\$ -
Ratio of Private/Public Investment	0		0

Project 3*: MCDONALDS RENOVATION

Private Investment Undertaken (See Instructions)	\$ 600,000		\$ 600,000
Public Investment Undertaken	\$ -		\$ -
Ratio of Private/Public Investment	0		0

Project 4*: HOOTERS OF COUNTRYSIDE

Private Investment Undertaken (See Instructions)	\$ 2,050,000		\$ 2,050,000
Public Investment Undertaken	\$ 1,458,883		\$ 1,458,883
Ratio of Private/Public Investment	1 15/37		1 15/37

Project 5*: ANDY'S FROZEN CUSTARD

Private Investment Undertaken (See Instructions)	\$ 800,000		\$ 800,000
Public Investment Undertaken	\$ 200,000		\$ 200,000
Ratio of Private/Public Investment	4		4

Project 6*: TEXAS ROADHOUSE

Private Investment Undertaken (See Instructions)	\$ 2,649,000		\$ 2,649,000
Public Investment Undertaken	\$ 1,540,501		\$ 1,540,504
Ratio of Private/Public Investment	1 59/82		1 59/82

Project 7*: MULTITENANT BUILDING - LOT 3A

Private Investment Undertaken (See Instructions)	\$ 2,673,000		\$ 2,673,000
Public Investment Undertaken	\$ 1,458,821		\$ 1,458,821
Ratio of Private/Public Investment	1 5/6		1 5/6

Project 8*: OUTLOTS A-C (PARKING/DETENTION/ROADWAY SYSTEM)

Private Investment Undertaken (See Instructions)	\$ -		\$ -
Public Investment Undertaken	\$ 1,651,409		\$ 1,651,409
Ratio of Private/Public Investment	0		0

Project 9*: PHELAN DODGE

Private Investment Undertaken (See Instructions)	\$ 6,198,480	\$ -	\$ 6,198,480
Public Investment Undertaken	\$ 969,691	\$ 250,000	\$ 3,500,000
Ratio of Private/Public Investment	6 20/51		1 64/83

Project 10*: CONTINENTAL HONDA

Private Investment Undertaken (See Instructions)	\$ 1,084,330	\$ -	\$ 1,084,330
Public Investment Undertaken	\$ -		\$ -
Ratio of Private/Public Investment	0		0

Project 11*: CHICK FIL-A

Private Investment Undertaken (See Instructions)	\$ 2,326,600		\$ 2,326,600
Public Investment Undertaken	\$ -		\$ -
Ratio of Private/Public Investment	0		0

Project 12*: CHIPOTLE MEXICAN GRILL

Private Investment Undertaken (See Instructions)	\$ 1,692,317		\$ 1,692,317
Public Investment Undertaken	\$ -		\$ -
Ratio of Private/Public Investment	0		0

Project 13*: ETTLESON HYUNDAI

Private Investment Undertaken (See Instructions)	\$ 5,690,000	\$ 38,384	\$ 5,896,713
Public Investment Undertaken	\$ 1,250,000		\$ 1,250,000
Ratio of Private/Public Investment	4 16/29		4 33/46

Project 14*: RUSSELL'S BARBEQUE

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

Project 15*: LA FITNESS

Private Investment Undertaken (See Instructions)	\$ 1,218,000	\$ -	\$ 1,218,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 16*: LEDOS PIZZA

Private Investment Undertaken (See Instructions)	\$ 275,000	\$ -	\$ 275,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17*: HALLAL GUYS

Private Investment Undertaken (See Instructions)	\$ 80,000	\$ -	\$ 80,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18*: ITEP STREET SCAPE (LAGRANGE)

Private Investment Undertaken (See Instructions)	\$ -		
Public Investment Undertaken	\$ 2,187,500	\$ -	\$ 2,187,500
Ratio of Private/Public Investment	0		0

Project 19*:

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

Project 20*:

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

Project 21*:

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

Project 22*:

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

Project 23*:

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

Project 24*:

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

Project 25*:

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 the complete TIF report**

SECTION 6

FY 2021

TIF NAME: **Countryside Commercial TIF**

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
2009	\$ 19,636,475	\$ 22,897,503

List all overlapping tax districts in the redevelopment project area.

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

☐ X ☐ Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
County of Cook	\$ -
Forest Preserve District of Cook County	\$ -
Township of Lyons	\$ -
City of Countryside	\$ -
School District 105	\$ -
Lyons Township High School Dist 204	\$ -
Dupage Community College Dist 502	\$ -
Pleasantview Fire Protection District	\$ -
Metro Water Reclamation District	\$ -
South Lyons Township Sanitary District	\$ -
Des Plaines Valley Mosquito Abatement Dist	\$ -
	\$ -
	\$ -

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
15	255	Permanent	N/A
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

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

LaGrange Road from Joliet to 55th St. Consists of improved areas along the Eastern side of LaGrange Road as well as certain parcels along Joliet Road.
--

Optional Documents	Enclosed
Legal description of redevelopment project area	Y - see following pages
Map of District	Y - see following pages

Commercial TIF District

Legal Description

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF LaGRANGE ROAD, ALSO BEING THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 16, AND THE CENTERLINE OF JOLIET ROAD AS ESTABLISHED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF JOLIET ROAD TO IT'S INTERSECTION WITH THE SOUTH EXTENSION OF A LINE THAT IS 129.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO THE EAST LINE OF THE WEST 912.00 FEET OF LOT 10 IN SCHOOL TRUSTEES SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST 322.07 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS EAST 12.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST 254.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 672.65 FEET OF SAID LOT 10; THENCE SOUTH 89 DEGREES 51 MINUTES 00 SECONDS WEST 311.45 FEET ALONG THE LAST DESCRIBED LINE TO THE WEST LINE OF THE EAST 428 FEET OF THE WEST 912 FEET OF SAID LOT 10; THENCE NORTH ALONG THE LAST DESCRIBED LINE 195.78 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST 428 FEET TO A POINT ON THE EAST LINE OF THE WEST 912.00 FEET OF SAID LOT 10; THENCE NORTH ALONG THE EAST LINE OF THE WEST 912.00 FEET OF SAID LOT 10 TO THE NORTH LINE OF THE PUBLIC ROAD COMMONLY KNOWN AS 59TH STREET, IN STOUFFER'S SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 53 IN SAID STOUFFER'S SUBDIVISION; THENCE NORTH, ALONG THE SAID EAST LINE OF LOT 53 TO THE EAST EXTENSION OF A LINE THAT IS 148.592 FEET SOUTH OF THE NORTH LINE OF LOT 55 IN SAID STOUFFER'S SUBDIVISION; THENCE WEST ALONG THE LAST DESCRIBED LINE TO A LINE THAT IS 79.00 FEET WEST OF THE EAST LINE OF LOTS 55 AND 54 IN SAID STOUFFER'S SUBDIVISION; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 58TH STREET; THENCE EAST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH EXTENSION OF THE EAST LINE OF LOTS 19, 20, 21 & 22 IN SAID STOUFFER'S SUBDIVISION, THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE PUBLIC ROAD KNOWN AS 57TH STREET IN SAID STOUFFER'S SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH EXTENSION OF THE EAST LINE OF LOT 1 IN ROUTE 66 INDIAN/VICTORY MOTORCYCLE MADZA PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF DAVID M. OPAS RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 20991969 IN COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SILHAVY'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 14307222 IN COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE

SOUTH LINE OF 56TH STREET; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE INTERSECTION OF THE SOUTH EXTENSION OF THE WEST LINE OF SODERBERG'S GARDENS RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 9620595; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF SAID SODERBERG'S GARDENS RESUBDIVISION; THENCE WEST ALONG THE WEST EXTENSION OF THE NORTH LINE OF SAID SODERBERG'S GARDENS RESUBDIVISION TO THE EAST LINE OF THE WEST 347.21 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE NORTH 250.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF THE WEST 167.00 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE NORTH LINE OF SAID SECTION 16; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE WEST LINE OF LaGRANGE ROAD; THENCE SOUTH ALONG THE WEST LINE OF LaGRANGE ROAD TO THE NORTH LINE OF 61ST STREET AS DEDICATED BY DOCUMENT NO. 23805144; THENCE WEST ALONG THE LAST DESCRIBED LINE 25.00 FEET; THENCE SOUTH, PARALLEL WITH THE CENTERLINE OF LaGRANGE ROAD 66.00 FEET TO THE WEST LINE OF LaGRANGE ROAD AS WIDENED; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF LOT 11 IN SAID SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE LAST DESCRIBED LINE TO A LINE 312.00 FEET WEST OF THE CENTERLINE OF LaGRANGE ROAD; THENCE SOUTH ALONG THE LAST DESCRIBED LINE AND IT'S SOUTH EXTENSION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF JOLIET ROAD; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED LINE TO THE CENTERLINE OF LaGRANGE ROAD; THENCE NORTH ALONG SAID CENTERLINE OF LaGRANGE ROAD TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINs: 18-16-200-002, -004, -025, -031, -033, -034, -035, -036 and -039;
18-16-204-011, -028, -029, -030, -031 and -036; 18-16-208-003, -023, -024, -036
and -037; 18-16-210-003, -004, -014, -020, -021, -022 and -023; 18-16-302-012;
18-16-400-010, -011, -015, -016, -019, -020, -023, -025, -027, -028 and -029;

General Street Location: The TIF District takes in the LaGrange Road corridor from 55th Street to the North to Joliet Road to the South. It consists primarily of the improved areas along the Eastern side of LaGrange Road, as well as certain parcels along Joliet Road.

Countryside Commercial TIF Boundary



55th Street

56th Street

57th Street

Legend

 Countryside Commercial TIF Boundary

58th Street

**Ideal
Elementary
School**

LaGrange Road

Countryside Plaza

Joliet Road



The Quarry

Data Source: ESR/Cook County
12.18.09
Bryan Swanson
Not to scale



ATTACHMENT "B"

Mayor Certification that municipality has complied with all requirements of the Act during the fiscal year.

I, Sean McDermott, the duly elected Mayor of the City of Countryside, County of Cook, State of Illinois, do hereby certify that to the best of my knowledge, the City of Countryside complied with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning May 1, 2020 and ending April 30, 2021

Sean R. McDermott
Mayor

10-1-21
Date

CITY OF COUNTRYSIDE
COMMERCIAL TAX INCREMENT FINANCING DISTRICT
FISCAL YEAR 5/1/20 – 4/30/21

"ATTACHMENT C"



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MEMORANDUM

TO: Taxing Districts Affected by the
City of Countryside's Commercial TIF District

**RE: City of Countryside
Commercial Tax Increment Financing District**

Ladies and Gentlemen:

This opinion is being delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter the "Act") and, more specifically, 65 ILCS 5/11-74.4-5(d)(4).

Please be advised that our office serves as Special TIF Counsel for the City of Countryside, Cook County, Illinois (hereinafter the "City"). On December 8, 2010, the City adopted by Ordinance Tax Increment Financing for its City of Countryside Commercial TIF District Redevelopment Project Area, and by separate Ordinance authorized the Cook County Clerk to annually certify and cause to be paid to the City incremental tax revenues generated by the above-captioned Tax Increment Financing District.

In rendering this opinion, we have examined and considered such public records, proceedings and related matters of and with respect to the City as we deemed necessary. Based on the foregoing, we are of the opinion that:

1. The City is a municipality duly constituted and validly existing under the Constitution and laws of the State of Illinois; and
2. As of April 30, 2021, the close of the City's 2020-2021 fiscal year, to the best of our knowledge and belief, the City was in compliance with the provisions of the Act.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.

Thomas P. Bayer

cc: Mayor and City Council
Gail Paul, City Administrator
Dave Schutter, Finance Director

Date: October 4, 2021

ATTACHMENT “H”

MINUTES SUBMITTED TO THE MUNICIPALITY BY THE JOINT REVIEW BOARD

** Minutes from the Joint Review Board for the fiscal year ended April 30, 2019, as related to the Joint Review Board Meeting held on November 1, 2019 were approved at the Joint Review Board meeting held on October 29, 2020. Since those minutes were approved and thus submitted to the Municipality, they are included in this report as Attachment “H” pursuant to [65 ILCS 5/11-74.4-5 (d) (7) (f) and 5/11-74.6-22 (d) (7) (E)]

** Minutes for the fiscal year ended April 30, 2020 as related to the Joint Review Board Meeting held on October 29, 2020 will be a current agenda item on the Joint Review Board meeting to be held on October 28, 2021. As such, those minutes have not been approved and submitted to the Municipality and thus are not included in this report as Attachment “H”.

**JOINT REVIEW BOARD MEETING
PROPOSED COUNTRYSIDE COMMERCIAL
TAX INCREMENT FINANCING DISTRICT (TIF)
CITY OF COUNTRYSIDE
803 JOLIET ROAD
HELD IN COUNCIL CHAMBERS ON FRIDAY, NOVEMBER 1, 2019**

Mayor McDermott called the meeting to order at 3:00 p.m.

Roll Call of JRB Members Present:

Mayor Sean McDermott, City of Countryside
Brian Stachacz, Lyons Township District #204
Steve Norvilas, Pleasantview Fire Protection District
Yasmine Dada, LaGrange School District #105
Matt Byrne, Township of Lyons
Arthur Williams, Cook County Planning Department

JRB Members Absent:

College of DuPage
Public Member

Also Present:

Gail Paul, City Administrator, City of Countryside
David Schutter, Finance Director, City of Countryside
Sharon Peterson, Assistant City Administrator, City of Countryside

Approval of Previous Minutes of the Joint Review Board

Ms. Dada moved to approve the minutes of the November 7, 2018 meeting of the Joint Review Board as presented, seconded by Mr. Stachacz and carried unanimously.

Public Comment – none

PowerPoint Presentation: TIF Overview and Highlights - Finance Director David Schutter provided general TIF Information. The cover page highlights the Monument Sign which is the Gateway to the TIF – at the NW corner of LaGrange and Joliet Roads. The Countryside Commercial TIF was adopted on December 2010; frozen/base value was determined from the 2009 tax year. There are 14 years left on the TIF; TIF increment is the increase in EAV above the Base EAV on a per parcel basis. Cook County aggregates the TIF increment on a tax code basis which requires adjustment by removing negative pins to get the positive value from performing parcels in the District. The Commercial TIF District Map shows the district's north/south boundaries going from Joliet Road to 55th Street while encompassing only the east side of LaGrange Road, except for the vacant SW corner parcel -- to be discussed later.

Change in City-Wide and TIF EAV(s) – the chart depicts tax year 2009 with \$376K EAV – by 2018 that was reduced to \$301K or a loss of -2.67%. Single asterisks represent Triennial Reassessment Years. In 2017 Triennial Reassessment Year, both the City and the TIF showed tremendous growth. TIF growth has come primarily from new construction and City EAV has been impacted by both economic activity/market conditions or market driven valuation growth.

Historical Summary of Incremental Taxes – by tax code. For tax years 2014 - 2016 only totals are shown. The extreme right column shows incremental revenues derived from the TIF. Until 2014 there was not much growth in the TIF partly due to the City Center Development. The City acquired all those parcels, redeveloped and subdivided them. Cook County separated pins and created new pins, causing much confusion and ultimately a reallocation of the base EAV to different pins. The City urged restructuring of growth parcels to new tax codes and reallocation of negative increment parcels to the 21253 tax code – this created a negative value of almost \$3.2 million. From tax years 2017 to 2018 note the increase of \$253K – this is due to the completion of the Ettleson Hyundai Project. Historically the TIF wasn't creating enough increment to pay the General Fund back a full years worth of interest. Through last year the TIF increment was sufficient to cover interest but did not accrue additional surplus to repay principal on the note. Beginning in the next fiscal year, the TIF will generate \$557K in increment which will create enough cash flow to begin returning principal on the TIF note to the General Fund (which is indexed to the prime rate).

Historical TIF Financial Summary - the first year of fiscal activity was 2011 – years 11 through 17 are aggregated. Fiscal years 2018 and 2019 are separately shown in the next two columns. Through FY 2017 there was \$13.1 spent in the fund primarily for site development, economic incentives, and debt service. The City borrowed \$5 million from MB Financial that assisted in development costs and was subsequently paid off two years ago. In addition to the \$5 Million, the General Fund has advanced almost \$7.8 million through 2017. With approximately 14 years left on the TIF, the hope is for significant repayment prior to the expiration of the district. FY 2018-2019 activity was limited primarily to interfund interest payments and limited legal fees.

Cumulative Investment in TIF District - The chart segregates private vs. public investment. The City Center Redevelopment which comprises of six different projects had total investment of about \$22 million (\$14M private and \$7.5M public). There are many projects with no public investment as they are done without incentives. These projects include Taco Bell, McDonalds, Continental Honda, Chipotle, LA Fitness, Russell's BBQ, Ledo's Pizza, and the Halal Guys projects. Before and after photos of the projects completed in FY 2019 were highlighted and included Ledo's Pizza, Russell's Barbeque, and LA Fitness.

Pictures of the ITEP Streetscape Project were included for both phases. This project will come in at a total cost \$2.18M and is funded at a 80/20 split between federal and local sources. The improvements completed improvements will consist of stamped concrete walkways, pedestrian oases, streetscapes with new benches, receptacles, planters and landscaping.

Continental Honda pulled permits to expand their service area, 4,165 sf. roughly \$500K in improvements. Finally, the parcel on the west side of LaGrange Road which has vacant for many years was discussed including slides showing the structure that was recently demolished.

Mr. Stachacz asked about restructuring the parcels and inquired if there other consequences if parcels sit with a negative value. Mr. Schutter stated that no other counties allow negative parcels to offset positive parcels; they zero it out. Cook County doesn't do it that way. This accomplishes what would happen in virtually all other counties. The point is to get incremental value from construction growth.

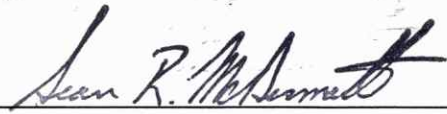
Annual TIF Comptroller Report – Financials begin on Page 6 – the top line of the report shows the negative fund balance of \$7.8 million, which equals the amount of the advance from the General Fund. The current year shows \$310K in increment and \$408K in expenses which are detailed on the next two pages as interest expense to the General Fund and legal fees. Page 10 shows any single vendor

expenditure over \$10K – one such line item was reflected as interest expense to the general fund in the amount of \$406,681. Page 11 shows encumbrances on fund balance which comprises of the advance to the City's general fund in the amount of \$7.8 million as previously noted.

Pages 13-15 document all the projects just described in the slides. Page 16 lists the overlapping districts, the year the TIF was created, the base EAV, and the current EAV. All the attachments are requirements – certifications from the Mayor and legal counsel (Attachments B and C respectively). Attachment "D" shows current activities undertaken in furtherance of the redevelopment plan – read at your leisure. There is one mistake – Burger King was inadvertently included in the TIF – Burger King is not in the TIF.

Adjournment

Ms. Dada moved to adjourn the meeting, seconded by Mr. Stachacz and carried unanimously. Mayor McDermott thanked the parties for attending. He declared the meeting adjourned at 3:21 p.m.

A handwritten signature in dark ink, appearing to read "Sean R. McDermott", is written over a horizontal line.

SEAN R. MC DERMOTT, MAYOR

/fp



THE CITY OF COUNTRYSIDE

Comprehensive Annual Financial Report

For the fiscal year ended April 30, 2021

*Cook County
5550 East Avenue
Countryside, Illinois
60525-3689*

**COMPREHENSIVE ANNUAL
FINANCIAL REPORT
OF THE
CITY OF COUNTRYSIDE, ILLINOIS**
As of and for the Year Ended April 30, 2021

Prepared by the City of Countryside Finance Department

David Schutter, Finance Director

Independent Auditors' Report

To the City Council of
City of Countryside, Illinois

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Countryside, Illinois, as of and for the year ended April 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Countryside's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Police Pension Fund, which represents 98%, 94%, and 98% of the assets/deferred outflows of resources, revenues/additions, and fund balances/net position, respectively, of the aggregate remaining fund information. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Police Pension Fund, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of the Police Pension Fund were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control over financial reporting relevant to the City of Countryside's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City of Countryside's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Countryside, Illinois, as of April 30, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Countryside's basic financial statements. The supplementary information as listed in the table of contents 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 supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Countryside's basic financial statements. The introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 20, 2021 on our consideration of the City of Countryside's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Countryside's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Countryside's internal control over financial reporting and compliance.

Baker Tilly US, LLP

Oak Brook, Illinois
October 20, 2021

CITY OF COUNTRYSIDE

BALANCE SHEET GOVERNMENTAL FUNDS As of April 30, 2021

	General	Commercial Redevelopment TIF	Hotel/Motel Tax	Capital Projects
ASSETS				
Cash and investments	\$ 8,644,348	\$ 743	\$ 1,283,433	\$ 1,278,336
Receivables				
Accounts	1,841,997	-	38,367	-
Intergovernmental	4,036,794	-	-	55,300
Advances to other funds	6,971,531	-	-	-
Prepaid items	5,412	-	649	-
Inventory	2,014	-	-	-
TOTAL ASSETS	<u>\$ 21,502,096</u>	<u>\$ 743</u>	<u>\$ 1,322,449</u>	<u>\$ 1,333,636</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 208,247	\$ -	\$ 12,500	\$ 97,137
Accrued payroll	251,424	-	-	-
Deposits payable	161,250	-	-	-
Advances from other funds	-	6,920,391	-	-
Unearned revenue	141,155	-	-	-
Total Liabilities	<u>762,076</u>	<u>6,920,391</u>	<u>12,500</u>	<u>97,137</u>
Deferred Inflows of Resources				
Unavailable revenues	1,564,109	-	-	55,300
Total Deferred Inflows of Resources	<u>1,564,109</u>	<u>-</u>	<u>-</u>	<u>55,300</u>
Fund Balances				
Nonspendable for advances to other funds	6,971,531	-	-	-
Nonspendable for inventory	2,468	-	-	-
Nonspendable for prepaid items	5,412	-	649	-
Restricted for public safety	-	-	-	-
Restricted for highways and streets	-	-	-	-
Assigned for capital projects	-	-	1,309,300	1,181,199
Unassigned fund balance	12,196,500	(6,919,648)	-	-
Total Fund Balances (Deficit)	<u>19,175,911</u>	<u>(6,919,648)</u>	<u>1,309,949</u>	<u>1,181,199</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 21,502,096</u>	<u>\$ 743</u>	<u>\$ 1,322,449</u>	<u>\$ 1,333,636</u>

See notes to financial statements

CITY OF COUNTRYSIDE

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS For the Year Ended April 30, 2021

	General	Commercial Redevelopment TIF	Hotel/Motel Tax	Capital Projects
REVENUES				
Property taxes	\$ 56,294	\$ 703,337	\$ -	\$ -
Sales taxes	2,457,803	-	-	-
Other local taxes	1,564,848	-	118,860	-
Intergovernmental	1,587,762	-	-	126,089
Intergovernmental - shared sales tax	7,341,971	-	-	-
Licenses and permits	523,307	-	-	-
Charges for services	78,799	-	-	-
Fines and forfeitures	93,187	-	-	-
Investment income	377,700	247	16,447	-
Other revenues	235,977	-	500	-
Total Revenues	<u>14,317,648</u>	<u>703,584</u>	<u>135,807</u>	<u>126,089</u>
EXPENDITURES				
Current:				
General government	3,038,330	-	48,441	-
Public safety	5,410,968	-	-	-
Highways and streets	1,823,796	-	-	-
Economic development	-	248,186	-	-
Capital outlay	-	-	-	1,026,141
Debt service:				
Principal	940,000	-	-	-
Interest	1,455,668	-	-	196,589
Total Expenditures	<u>12,668,762</u>	<u>248,186</u>	<u>48,441</u>	<u>1,222,730</u>
Excess (deficiency) of revenues over expenditures	<u>1,648,886</u>	<u>455,398</u>	<u>87,366</u>	<u>(1,096,641)</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	85,000	192,364	-	1,194,803
Transfers out	(1,387,167)	-	(85,000)	(100,000)
General obligation debt issued	-	-	-	16,420,000
Payments to refunding escrow	-	-	-	(16,735,040)
Premium on bonds issued	-	-	-	514,039
Total Other Financing Sources (Uses)	<u>(1,302,167)</u>	<u>192,364</u>	<u>(85,000)</u>	<u>1,293,802</u>
Net Change in Fund Balances	346,719	647,762	2,366	197,161
FUND BALANCES (DEFICIT) - Beginning of Year	<u>18,829,192</u>	<u>(7,567,410)</u>	<u>1,307,583</u>	<u>984,038</u>
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ 19,175,911</u>	<u>\$ (6,919,648)</u>	<u>\$ 1,309,949</u>	<u>\$ 1,181,199</u>

See notes to financial statements



Independent Auditors' Compliance Report

To the City Council
City of Countryside, 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 City of Countryside, as of and for the year ended April 30, 2021 and have issued our report thereon dated October 20, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, An Act in Relation to Tax Increment Financing, insofar as it relates to accounting matters for the Countryside Commercial TIF. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the City Council, management, the State of Illinois and others within the City and is not intended to be and should not be, used by anyone other than the specified parties.

Baker Tilly US, LLP

Oak Brook, Illinois
October 20, 2021