

# **CITY OF COUNTRYSIDE**

## **TAX INCREMENT FINANCE REPORT**

**Commercial TIF District**

**May, 1 2021 - April 30, 2022**



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

Municipality: Countryside City (016/125/30)

## TIF APPLICATION - SELECT TIF DISTRICT

Fiscal Year 2022

[Back to Login - Step 1](#)  [TIF Instructions/Help](#)

The PDF file(s) for the FY 2022 TIF Report for Countryside Commercial TIF District has been marked as being received by our office!

### Instructions

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# ANNUAL TAX INCREMENT FINANCE REPORT



STATE OF ILLINOIS  
COMPTROLLER  

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SUSANA A. MENDOZA

| FY 2022 TIF Administrator Contact Information-Required |                                                                        |            |                    |
|--------------------------------------------------------|------------------------------------------------------------------------|------------|--------------------|
| First Name:                                            | Gail                                                                   | Last Name: | Paul               |
| Address:                                               | 803 Joliet Rd.                                                         | Title:     | City Administrator |
| Telephone:                                             | (708) 485-2462                                                         | City:      | Countryside        |
| E-mail                                                 | <a href="mailto:gpaul@countryside-il.org">gpaul@countryside-il.org</a> | Zip:       | 60525              |

|                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |
| Written signature of TIF Administrator                                              | Date                                                                                  |

**FILL OUT ONE FOR EACH TIF DISTRICT**

[illegible]

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2022**

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| *Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>If "Combination/Mixed" List Component Types:</b> Commercial/Retail                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b><br><div style="display: flex; justify-content: space-between; align-items: center;"> <div> <b>Tax Increment Allocation Redevelopment Act</b><br/> <b>Industrial Jobs Recovery Law</b> </div> <div style="text-align: right;"> <div style="border-bottom: 1px solid black; width: 50px; margin-bottom: 5px;">X</div> <div style="border-bottom: 1px solid black; width: 50px;"></div> </div> </div> |

**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)]<br><b>If yes, please enclose the amendment (labeled Attachment A).</b><br>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)]<br><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)]<br><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)]<br><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)]<br><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)]<br><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)]<br>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)]<br><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)]<br><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)]<br><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)]<br><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)<br><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)]<br><b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>                                                                                                                                                                                                                                                                            |    | X   |
| A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]<br><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.<br><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 2022****Name of Redevelopment Project Area:****Countryside Commercial TIF****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (6,919,648)

| <b>SOURCE of Revenue/Cash Receipts:</b>           | <b>Revenue/Cash Receipts for Current Reporting Year</b> | <b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b> | <b>% of Total</b> |
|---------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|-------------------|
| Property Tax Increment                            | \$ 531,040                                              | \$ 2,920,758                                                      | 36%               |
| State Sales Tax Increment                         |                                                         |                                                                   | 0%                |
| Local Sales Tax Increment                         |                                                         |                                                                   | 0%                |
| State Utility Tax Increment                       |                                                         |                                                                   | 0%                |
| Local Utility Tax Increment                       |                                                         |                                                                   | 0%                |
| Interest                                          | \$ 66                                                   | \$ 13,892                                                         | 0%                |
| Land/Building Sale Proceeds                       |                                                         |                                                                   | 0%                |
| Bond Proceeds                                     |                                                         | \$ 5,000,000                                                      | 61%               |
| Transfers from Municipal Sources                  | \$ 68,896                                               | \$ 192,364                                                        | 2%                |
| Private Sources                                   |                                                         |                                                                   | 0%                |
| Other identify source: <u>ComEd Reimbursement</u> |                                                         | \$ 3,931                                                          | 0%                |

**All Amount Deposited in Special Tax Allocation Fund** \$ 600,002**Cumulative Total Revenues/Cash Receipts** \$ 8,130,945 100%**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 227,537**Transfers to Municipal Sources** \$ -**Distribution of Surplus** **Total Expenditures/Disbursements** \$ 227,537**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 372,465**Previous Year Adjustment (Explain Below)** \$ -**FUND BALANCE, END OF REPORTING PERIOD\*** \$ (6,547,183)

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

**Previous Year Explanation:**

## FY 2022

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

## ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

**PAGE 1**

[illegible]

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

[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.                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  |                   |
|                                                                                                                        |  | \$ -              |
| 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>\$ 227,537</b> |

**Section 3.2 B** [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2022

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

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

[illegible]

## FY 2022

**Countryside Commercial TIF**

## FUND BALANCE BY SOURCE

|    |             |
|----|-------------|
| \$ | (6,547,183) |
|----|-------------|

## **2. Description of Project Costs to be Paid**

**TOTAL AMOUNT DESIGNATED**

|    |   |
|----|---|
| \$ | - |
|----|---|

|    |             |
|----|-------------|
| \$ | (6,547,183) |
|----|-------------|

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

**FY 2022**

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

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

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

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

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

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

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

|                                              |  |
|----------------------------------------------|--|
| Property (5):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (6):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

|                                              |  |
|----------------------------------------------|--|
| Property (7):                                |  |
| Street address:                              |  |
| Approximate size or description of property: |  |
| Purchase price:                              |  |
| Seller of property:                          |  |

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

**PAGE 1**

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

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

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

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

| <b>LIST <u>ALL</u> projects undertaken by the Municipality Within the Redevelopment Project Area:</b> |                        |                                                        |                                            |
|-------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------|--------------------------------------------|
| <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)                                                      | \$ 33,689,727          | \$ -                                                   | \$ 33,896,440                              |
| Public Investment Undertaken                                                                          | \$ 12,242,049          | \$ 250,000                                             | \$ 13,346,462                              |
| Ratio of Private/Public Investment                                                                    | 2 3/4                  |                                                        | 2 34/63                                    |

**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                     | \$ | 1,145,590 | \$ | 250,000 | \$        | 2,250,000 |
| Ratio of Private/Public Investment               |    | 5 23/56   |    |         |           | 2 40/53   |

**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 |  | \$ | 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\*: LEDO'S 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 ROAD)**

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

**Project 19 Name:**

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

**Project 20 Name:**

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

**Project 21 Name:**

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

**Project 22 Name:**

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

**Project 23 Name:**

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

**Project 24 Name:**

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

**Project 25 Name:**

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

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

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

**FY 2022**

**Name of Redevelopment Project Area:**

**Countryside Commercial 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<br>(Temporary or Permanent) | Total Salaries Paid |
|-------------------------|------------------------|------------------------------------------------------|---------------------|
| 15                      | 255                    | Permanent                                            | NA                  |
|                         |                        |                                                      |                     |
|                         |                        |                                                      |                     |
|                         |                        |                                                      |                     |
|                         |                        |                                                      |                     |
|                         |                        |                                                      |                     |

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

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

**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.**

| 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 |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NA                                                                                                     | NA                                                                                                                                                                                                                           |
|                                                                                                        |                                                                                                                                                                                                                              |
|                                                                                                        |                                                                                                                                                                                                                              |
|                                                                                                        |                                                                                                                                                                                                                              |
|                                                                                                        |                                                                                                                                                                                                                              |
|                                                                                                        |                                                                                                                                                                                                                              |
|                                                                                                        |                                                                                                                                                                                                                              |

**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:**

NA

**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 2022**

**Name of Redevelopment Project Area:**

**Countryside Commercial TIF**

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

LaGrange Road from Joliet Rd. to 55th Street. 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 | Yes      |
| Map of District                                 | Yes      |

**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 2022**

**Name of Redevelopment Project Area:**

**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 of Designation | Base EAV      | Reporting Fiscal Year EAV |
|---------------------|---------------|---------------------------|
| 2009                | \$ 19,639,475 | 26,223,918                |

List all overlapping tax districts in the redevelopment project area.  
If overlapping taxing district received a surplus, list the surplus.

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

| 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 District 204        | \$ -                                                                         |
| DuPage Community College District 502          | \$ -                                                                         |
| Pleasantview Fire Protection District          | \$ -                                                                         |
| Metropolitan Water Reclamation District        | \$ -                                                                         |
| South Lyons Township Sanitary District         | \$ -                                                                         |
| Des Plaines Valley Mosquito Abatement District | \$ -                                                                         |
|                                                | \$ -                                                                         |
|                                                | \$ -                                                                         |

## **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 59<sup>TH</sup> 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 57<sup>TH</sup> 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 56<sup>TH</sup> 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 61<sup>ST</sup> 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 55<sup>th</sup> 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 R. 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, 2021 and ending April 30, 2022

A handwritten signature in black ink, reading 'Sean R. McDermott', is written over a horizontal line.

Sean R. McDermott  
Mayor

10/25/22

Date

CITY OF COUNTRYSIDE  
COMMERCIAL TAX INCREMENT FINANCING DISTRICT  
FISCAL YEAR 5/1/21 – 4/30/22

ATTACHMENT "C"



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Chicago, Illinois 60606-2903  
T 312 984 6400 F 312 984 6444

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Orland Park, Illinois 60462-5353  
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www.ktjlaw.com

MEMORANDUM

**DATE:** October 26, 2022

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

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

---

To Whom It May Concern:

This opinion is being delivered pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("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 ("City"). On December 8, 2010, the City adopted tax increment financing by ordinance 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, 2022, the close of the City's 2021-2022 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.

*Michael T. Jurusik*

---

Michael T. Jurusik

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

## **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, 2020, as related to the Joint Review Board Meeting held on October 29, 2020 were approved at the Joint Review Board meeting held on October 28, 2021. 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, 2021 as related to the Joint Review Board Meeting held on October 28, 2021 will be a current agenda item on the Joint Review Board meeting to be held on November 17, 2022. 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  
COMMERCIAL TAX INCREMENT FINANCING DISTRICT  
Thursday, October 29, 2020 at 3:00 p.m.  
City of Countryside – Council Chambers**

Mayor McDermott called the Teleconference / ZOOM Virtual meeting to order at 3:18 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  
George Tolczyk, LaGrange School District #105  
Elizabeth Shine, Township of Lyons  
Mohammad Elahi, Cook County Planning Department  
Public Member, Brandon Edenfield

**JRB Members Absent:**

College of DuPage

**Also Present:**

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

Mayor McDermott appointed Brandon Edenfield as a Public Member to the Joint Review Board of the Countryside Commercial TIF District. He is a long-time Countryside resident with a significant business background.

**Ms. Shine moved to approve the appointment of Brandon Edenfield as the Public Member to the Joint Review Board, seconded by Mr. Norvilas; motion carried by unanimous voice vote.**

**Approval of Previous Minutes of the Joint Review Board**

Mr. Shine moved to approve the minutes of the November 1, 2019 meeting of the Joint Review Board as presented, seconded by Mr. Norvilas and carried by unanimous voice vote.

**Public Comment – none**

**PowerPoint Presentation:** TIF Overview and Highlights -- Finance Director David Schutter discussed the information. This TIF was created in 2010; the base EAV was taken from the 2009 tax year; there are 13 years left in the TIF – TIF Districts run for 23 years unless extended. Cook County calculates increment on the Tax Code basis. Since some parcels have fallen below the face value, tax codes were shuffled to produce increment in the TIF District. The TIF Area extends from Joliet Road to 55<sup>th</sup> Street primarily on the east side of LaGrange Road. The new TIF meets the old TIF at the 55<sup>th</sup> Street intersection. Since they are contiguous, project monies can be shared between the two funds.

**Change in City-Wide and TIF EAV(s)** – the City EAV on the left is compared to the TIF EAV on the right beginning with the 2009 tax year to the 2019 tax year. On the left, City-wide EAV during that period declined by 18%, or about 1.97% annualized. On the right, the TIF increased by 16%, or 1.5% annualized.

**Historical Summary of Incremental Taxes** – nothing was collected until 2014. Although 2010 was the first tax year, it took some time for the increment to grow – in addition City staff had to work with the County to segregate these Tax Codes; some growth came from the construction projects. It took until tax year

2015 to get everything segregated; the TIF then realized over \$200K in increment. In 2016 the Chick Fil-A project was completed, which brought on more increment. By 2018 the Ettleson Hyundai project was completed. The City gifted the land, which was exempt, with a zero base value; the full value of that project came online in 2018. In 2019, there was a little dip.

**Historical TIF Financial Summary** - The TIF has spent \$13.5M primarily on principal and interest to the City's, also site work, engineering, utility cost, demolition cost – together amount to \$5M. The City offered a TIF note through MB Financial for \$5M; it has been paid off. The General Fund advanced money to the TIF District. Those were the two primary sources of funds; there is some TIF increment coming in and growing. In Fiscal Year 2020 almost \$700K was collected in TIF increment, due to the large project, which amounted to 1.5 times the annual tax. The normal increment should be around \$550K.

**Cumulative Investment in TIF District** – this chart shows private investment on the left, public in the middle. Private is almost three times public investment, showing that the TIF is doing what it's supposed to do. There has been growth without incentives. Russell's Bar-B-Q was completed in fiscal '20 but actually began in 2019 – one of the few projects done without incentives.

Phase 1 Photos of the ITEP Streetscape Project were shown; this project was completed in 2019, some in 2020. It is a grandfathered project and goes the entire length of the TIF. Photos show the streetscape – about a \$2M project, 80% funded through federal monies. Stamped sidewalks, benches and receptacles are shown along with the monument sign – considered the Gateway into the City. One other project completed in fiscal '20 is the Continental Honda – a 4,000 sf. addition to the service area - \$470K value.

City Administrator Ms. Paul stated that one parcel is vacant within the TIF District – on the NW corner of Joliet and LaGrange Road. This property is owned by the same family that owns the Autobarn Dealerships, both Subaru and Volkswagen; they also own the vacant former BMW Motorcycle Dealership immediately to the north; that parcel is not in the TIF District. There have been many temporary users in this facility. The City pushed the owner to eventually demolish the building, which was clearly past its useful life and therefore included in the TIF District. There have been ongoing conversations about expanding those dealerships or bringing in a new line, if possible. A Site plan is expected from the architect shortly. Hopefully, next year at this time we'll be reporting on a new development.

**Review of Fiscal Year 2020 Annual TIF Report** – Mr. Schutter turned to page 8 - beginning fund balance was negative almost \$7.9M – largely advances from the General Fund as discussed earlier. Again this year there's almost \$700K in increment; the following two pages detail the expenses, primarily interest due to the General Fund. The advance is indexed at the prime rate. Page 12 details vendors paid in excess of \$10K. This is the first year that principal was repaid to the General Fund. Because so much increment was generated, the General Fund was paid \$382K in interest and just over \$314K in principal. Since this was an outlier year, the first year collected on that big project, the normal repayment to the General Fund would be about \$200K annually, barring any more redevelopment in the corridor. Page 13 shows again the ending fund balance of negative \$7.56M due to the General Fund. Pages 15-17 detail the public and private investment in the TIF District. There were no questions.

#### **Adjournment**

Mr. Tolczyk moved to adjourn the meeting, seconded by Mr. Norvilas and carried by unanimous voice vote. Mayor McDermott declared the meeting adjourned at 3:30 p.m. Thank you for your participation.

  
Sean R. McDermott, Mayor



# **THE CITY OF COUNTRYSIDE**

*Annual Comprehensive Financial Report*

*For the fiscal year ended April 30, 2022*

*Cook County  
803 Joliet Road  
Countryside, Illinois  
60525-3689*

**ANNUAL COMPREHENSIVE  
FINANCIAL REPORT  
OF THE  
CITY OF COUNTRYSIDE, ILLINOIS**

As of and for the Year Ended April 30, 2022

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 Audit of the Financial Statements**

#### ***Opinions***

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 (the City), as of and for the year ended April 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the accompanying 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 as of April 30, 2022 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.

We did not audit the financial statements of the Police Pension Fund, which represents 96%, (179%), and 96% 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 opinions, insofar as it relates to the amounts included for the Police Pension Fund are based solely on the report of the other auditors.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Police Pension Fund were not audited in accordance with *Government Auditing Standards*.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

### ***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 is the responsibility of management and, 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'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***

Management is responsible for the other information. The other information comprises the introductory and statistical sections as listed in the table of contents but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 26, 2022 on our consideration of the City'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'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's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Baker Tilly US, LLP". The signature is written in a cursive, flowing style.

Oak Brook, Illinois  
October 26, 2022

# CITY OF COUNTRYSIDE

## BALANCE SHEET GOVERNMENTAL FUNDS As of April 30, 2022

|                                                                                        | General              | Commercial<br>Redevelopment<br>TIF | Hotel/Motel<br>Tax  | Capital<br>Projects |
|----------------------------------------------------------------------------------------|----------------------|------------------------------------|---------------------|---------------------|
| <b>ASSETS</b>                                                                          |                      |                                    |                     |                     |
| Cash and investments                                                                   | \$ 10,418,548        | \$ 25                              | \$ 1,278,264        | \$ 1,643,797        |
| Receivables                                                                            |                      |                                    |                     |                     |
| Accounts                                                                               | 2,375,948            | -                                  | 44,819              | -                   |
| Intergovernmental                                                                      | 4,154,518            | -                                  | -                   | 92,222              |
| Advances to other funds                                                                | 6,547,208            | -                                  | -                   | -                   |
| Prepaid items                                                                          | 4,181                | -                                  | 500                 | -                   |
| Inventory                                                                              | 3,290                | -                                  | -                   | -                   |
| <b>TOTAL ASSETS</b>                                                                    | <u>\$ 23,503,693</u> | <u>\$ 25</u>                       | <u>\$ 1,323,583</u> | <u>\$ 1,736,019</u> |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES, AND FUND BALANCES</b>               |                      |                                    |                     |                     |
| Liabilities                                                                            |                      |                                    |                     |                     |
| Accounts payable                                                                       | \$ 1,684,736         | \$ -                               | \$ 11,110           | \$ 28,303           |
| Accrued payroll                                                                        | 278,089              | -                                  | -                   | -                   |
| Deposits payable                                                                       | 119,500              | -                                  | -                   | -                   |
| Advances from other funds                                                              | -                    | 6,547,208                          | -                   | -                   |
| Unearned revenue                                                                       | 127,702              | -                                  | -                   | -                   |
| Total Liabilities                                                                      | <u>2,210,027</u>     | <u>6,547,208</u>                   | <u>11,110</u>       | <u>28,303</u>       |
| Deferred Inflows of Resources                                                          |                      |                                    |                     |                     |
| Unavailable revenues                                                                   | <u>2,028,454</u>     | <u>-</u>                           | <u>-</u>            | <u>92,222</u>       |
| Total Deferred Inflows of Resources                                                    | <u>2,028,454</u>     | <u>-</u>                           | <u>-</u>            | <u>92,222</u>       |
| Fund Balances                                                                          |                      |                                    |                     |                     |
| Nonspendable for advances to other<br>funds                                            | 6,547,208            | -                                  | -                   | -                   |
| Nonspendable for inventory                                                             | 3,290                | -                                  | -                   | -                   |
| Nonspendable for prepaid items                                                         | 4,181                | -                                  | 500                 | -                   |
| Restricted for public safety                                                           | -                    | -                                  | -                   | -                   |
| Restricted for highways and streets                                                    | -                    | -                                  | -                   | -                   |
| Restricted for economic development                                                    | -                    | -                                  | -                   | -                   |
| Assigned for capital projects                                                          | -                    | -                                  | 1,311,973           | 1,615,494           |
| Unassigned fund balance                                                                | <u>12,710,533</u>    | <u>(6,547,183)</u>                 | <u>-</u>            | <u>-</u>            |
| Total Fund Balances (Deficit)                                                          | <u>19,265,212</u>    | <u>(6,547,183)</u>                 | <u>1,312,473</u>    | <u>1,615,494</u>    |
| <b>TOTAL LIABILITIES,<br/>DEFERRED INFLOWS OF<br/>RESOURCES, AND FUND<br/>BALANCES</b> | <u>\$ 23,503,693</u> | <u>\$ 25</u>                       | <u>\$ 1,323,583</u> | <u>\$ 1,736,019</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, 2022

|                                                   | General              | Commercial<br>Redevelopment<br>TIF | Hotel/Motel<br>Tax  | Capital<br>Projects |
|---------------------------------------------------|----------------------|------------------------------------|---------------------|---------------------|
| <b>REVENUES</b>                                   |                      |                                    |                     |                     |
| Property taxes                                    | \$ 69,672            | \$ 531,040                         | \$ -                | \$ -                |
| Sales taxes                                       | 2,896,931            | -                                  | -                   | -                   |
| Other local taxes                                 | 1,818,999            | -                                  | 267,752             | -                   |
| Intergovernmental                                 | 2,132,057            | -                                  | -                   | 165,696             |
| Intergovernmental - shared sales tax              | 7,961,518            | -                                  | -                   | -                   |
| Licenses and permits                              | 731,943              | -                                  | -                   | -                   |
| Charges for services                              | 276,225              | -                                  | -                   | -                   |
| Fines and forfeitures                             | 159,649              | -                                  | -                   | -                   |
| Investment income (loss)                          | 33,427               | 66                                 | (23,589)            | -                   |
| Other revenues                                    | 181,731              | -                                  | 38,175              | -                   |
| Total Revenues                                    | <u>16,262,152</u>    | <u>531,106</u>                     | <u>282,338</u>      | <u>165,696</u>      |
| <b>EXPENDITURES</b>                               |                      |                                    |                     |                     |
| Current:                                          |                      |                                    |                     |                     |
| General government                                | 3,113,043            | -                                  | 134,814             | -                   |
| Public safety                                     | 6,922,781            | -                                  | -                   | -                   |
| Highways and streets                              | 1,833,951            | -                                  | -                   | -                   |
| Economic development                              | -                    | 227,537                            | -                   | -                   |
| Capital outlay                                    | -                    | -                                  | -                   | 1,677,778           |
| Debt service:                                     |                      |                                    |                     |                     |
| Principal                                         | 1,335,000            | -                                  | -                   | -                   |
| Interest                                          | 1,061,883            | -                                  | -                   | 19,500              |
| Total Expenditures                                | <u>14,266,658</u>    | <u>227,537</u>                     | <u>134,814</u>      | <u>1,697,278</u>    |
| Excess (deficiency) of revenues over expenditures | <u>1,995,494</u>     | <u>303,569</u>                     | <u>147,524</u>      | <u>(1,531,582)</u>  |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                      |                                    |                     |                     |
| Transfers in                                      | 145,000              | 68,896                             | -                   | 1,965,877           |
| Transfers out                                     | (2,053,193)          | -                                  | (145,000)           | -                   |
| Sales of capital assets                           | 2,000                | -                                  | -                   | -                   |
| Total Other Financing Sources (Uses)              | <u>(1,906,193)</u>   | <u>68,896</u>                      | <u>(145,000)</u>    | <u>1,965,877</u>    |
| <b>Net Change in Fund Balances</b>                | 89,301               | 372,465                            | 2,524               | 434,295             |
| FUND BALANCES (DEFICIT) - Beginning of Year       | <u>19,175,911</u>    | <u>(6,919,648)</u>                 | <u>1,309,949</u>    | <u>1,181,199</u>    |
| <b>FUND BALANCES (DEFICIT) - END OF YEAR</b>      | <u>\$ 19,265,212</u> | <u>\$ (6,547,183)</u>              | <u>\$ 1,312,473</u> | <u>\$ 1,615,494</u> |

See notes to financial statements

## Independent Auditors' Compliance Report

To the City Council of  
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, Illinois (the City), as of and for the year ended April 30, 2022 and have issued our report thereon dated October 26, 2022. 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 26, 2022