

CITY OF COUNTRYSIDE

TAX INCREMENT FINANCE REPORT Countryside Commercial TIF District May, 1 2024 - April 30, 2025



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

Municipality: Countryside City (016/125/30)

TIF APPLICATION - SELECT TIF DISTRICT

Fiscal Year 2025

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The PDF file(s) for the FY 2025 TIF Report for Countryside Commercial TIF District has been marked as being received by our office - October 25, 2025

Instructions

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ANNUAL TAX INCREMENT FINANCE REPORT



*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 2025

Name of Redevelopment Project Area:

Countryside Commercial TIF

Primary Use of Redevelopment Project Area*: Combination/Mixed

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

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

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

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
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)] If yes, please enclose the amendment (Labeled Attachment A). 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)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	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)] 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).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).	X	
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. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)		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 2025****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 \$ (6,298,053)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 580,270	\$ 4,547,065	46%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5,874	\$ 25,815	0%
Land/Building Sale Proceeds			0%
Bond Proceeds	\$ -	\$ 5,000,000	50%
Transfers from Municipal Sources	\$ 59,530	\$ 361,728	4%
Private Sources			0%
Other (identify source): ComEd Reimbursement		\$ 3,931	0%

All Amount Deposited in Special Tax Allocation Fund \$ 645,674**Cumulative Total Revenues/Cash Receipts** \$ 9,938,539 100%**Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)** \$ 313,819**Transfers to Municipal Sources** **Distribution of Surplus** **Total Expenditures/Disbursements** \$ 313,819**Net/Income/Cash Receipts Over/(Under) Cash Disbursements** \$ 331,855**Previous Year Adjustment (Explain Below)** **FUND BALANCE, END OF REPORTING PERIOD*** \$ (5,966,198)

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

Previous Year Explanation:

FY 2025

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.		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 313,819

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

FY 2025

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]

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

FY 2025

Name of Redevelopment Project Area:

Countryside Commercial TIF

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

FUND BALANCE BY SOURCE

\$ (5,966,198)

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

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

TOTAL AMOUNT DESIGNATED

\$ -

SURPLUS/(DEFICIT)

\$ (5,966,198)

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

FY 2025

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 2025

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**':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	20
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	No

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

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 38,642,981	\$ -	\$ 38,642,981
Public Investment Undertaken	\$ 12,543,502	\$ 75,000	\$ 12,618,505
Ratio of Private/Public Investment	3 5/62		3 1/16

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	\$	1,447,043	\$	75,000	\$	1,522,043
Ratio of Private/Public Investment		4 19/67				4 5/69

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)	\$	5,896,713		\$	5,896,713
Public Investment Undertaken	\$	1,250,000		\$	1,250,000
Ratio of Private/Public Investment		4 33/46			4 33/46

Project 14*: RUSSELL'S BARBEQUE/LUCKY DOG

Private Investment Undertaken (See Instructions)	\$	500,000		\$	500,000
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 STREETSCAPE (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: 6131 JOLIET RD SITE IMPROVEMENTS

Private Investment Undertaken (See Instructions)	\$	318,061		\$	318,061
Public Investment Undertaken					
Ratio of Private/Public Investment		0			0

Project 20: GERALD HONDA

Private Investment Undertaken (See Instructions)	\$	4,328,480		\$	4,328,480
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

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

Name of Redevelopment Project Area:

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 (Temporary or Permanent)	Total Salaries Paid
15	255	Permanent	Unknown
			\$ -

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

[illegible]

SECTION 6.3-For redevelopment projects beginning in or after F-Y 2022, complete the following information about increment projected to be created and actual increment created.

[illegible]

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

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 2025

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	28,066,730

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

X

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

Overlapping Taxing District	Surplus Distributed from redevelopment
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 59TH STREET, IN STOUFFER'S SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF LOT 53 IN SAID STOUFFER'S SUBDIVISION; THENCE NORTH, ALONG THE SAID EAST LINE OF LOT 53 TO THE EAST EXTENSION OF A LINE THAT IS 148.592 FEET SOUTH OF THE NORTH LINE OF LOT 55 IN SAID STOUFFER'S SUBDIVISION; THENCE WEST ALONG THE LAST DESCRIBED LINE TO A LINE THAT IS 79.00 FEET WEST OF THE EAST LINE OF LOTS 55 AND 54 IN SAID STOUFFER'S SUBDIVISION; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 58TH STREET; THENCE EAST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH EXTENSION OF THE EAST LINE OF LOTS 19, 20, 21 & 22 IN SAID STOUFFER'S SUBDIVISION, THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE PUBLIC ROAD KNOWN AS 57TH STREET IN SAID STOUFFER'S SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH EXTENSION OF THE EAST LINE OF LOT 1 IN ROUTE 66 INDIAN/VICTORY MOTORCYCLE MADZA PLAT OF CONSOLIDATION, BEING A CONSOLIDATION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF DAVID M. OPAS RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 20991969 IN COOK COUNTY, ILLINOIS; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE EAST LINE OF SILHAVY'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 14307222 IN COOK COUNTY, ILLINOIS; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO THE

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

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

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

Countryside Commercial TIF Boundary



55th Street

56th Street

57th Street

Legend

 Countryside Commercial TIF Boundary

58th Street

Ideal
Elementary
School

LaGrange Road

Countryside Plaza

Joliet Road



The Quarry

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



ATTACHMENT "B"

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

I, Sean 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, 2024 and ending April 30, 2025

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

Sean R. McDermott
Mayor

10/23/2025
Date

CITY OF COUNTRYSIDE
COMMERCIAL TAX INCREMENT FINANCING DISTRICT
FISCAL YEAR 5/1/24 – 4/30/25

"Attachment C"



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Chicago, Illinois 60606-2903
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15010 S. Ravinia Avenue, Ste 10
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MEMORANDUM

DATE: October 21, 2025

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, 2025, the close of the City's 2024-2025 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, 2023, as related to the Joint Review Board Meeting held on November 1, 2023 were approved at the Joint Review Board meeting held on November 1, 2024. 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, 2024 as related to the Joint Review Board Meeting held on November 1, 2024 will be a current agenda item on the Joint Review Board meeting to be held on November 6, 2025. 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
Wednesday, November 1, 2023 at 3:00 p.m.
City of Countryside – Council Chambers**

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

Roll Call of JRB Members Present:

Mayor Sean McDermott, City of Countryside
Brian Stachacz, Lyons Township HS District #204
Karl Argast, Pleasantview Fire Protection District
Brian Gannon, Superintendent/Scott Blumberg - LaGrange School District #105
Public Member, Brandon Edenfield (absent)

JRB Members Absent:

Township of Lyons
College of DuPage
Cook County Planning Department

Also Present:

Gail Paul, City Administrator, City of Countryside
David Schutter, Finance Director, City of Countryside

Approval of Previous Minutes of the Joint Review Board

Mr. Stachacz moved to approve the minutes of the November 17, 2022 meeting of the Joint Review Board as presented, seconded by Mr. Ganan and carried by unanimous voice vote.

Public Comment – none

PowerPoint Presentation: TIF Overview and Highlights -- Finance Director David Schutter stated that the Comptroller's Report will be covered in the PowerPoint presentation. The TIF boundaries run from Joliet Road to 55th Street along the east side of LaGrange Road with one parcel on the NW corner of Joliet and LaGrange. The TIF was created in 2010; the frozen EAV was taken from the 2009 tax year with 10 years of tax collections remaining - the last tax year will be 2032.

Comparison of City-Wide and TIF EAV(s) – The purpose of the TIF is to grow the EAV. The City EAV beginning with the 2009 tax year through 2021 has declined almost 10% - annualized over this period to a 1% decline. During that same period the TIF EAV has grown almost 22%, annualized at 1.7%. Growth in the TIF vs. the city-wide basis is a positive trend.

Historical Summary of Incremental Taxes – The column at the extreme right, Incremental Revenues in the TIF can be used to foster redevelopment. In the Tax Year column -- an asterisk represents the triennial reassessment years -- typically EAV grows in the reassessment years. There is an inverse relationship between the change in the EAV and the Tax Rate. When EAVs increase, especially substantially, the tax rate tends to go down substantially with offsetting factors at play. Looking at tax year 2015 – that was the first really good increment at \$200K. Some of the PINS in the TIF District had to be restructured; some current valuations fell below the base value, so the PINS had to be restructured by tax code to maximize revenue. The City began doing that in 2015 and it is done annually. In 2018, the Ettleson Project was completed and fully assessed which resulted in tremendous growth in incremental revenues – a change from \$300K to \$557K. Revenues have remained fairly steady since that time.

Historical TIF Financial Summary – FY 11-21 note that a bank loan issued to facilitate redevelopment. It took a while for the construction activity to be felt. Over time the bank note was repaid with interest. At the same time the General Fund lent money to the TIF for the City Center Redevelopment Project. In FY 2023 incremental taxes began stabilizing at \$550K. A little less was collected in 2023 due to Cook County timing in sending out bills and extending the installment deadlines. The City will collect the full increment but it will cross over into the subsequent fiscal year. In total the TIF has paid about \$2.2M in interest to the General Fund and has returned about \$1.4M in principal. The last column bottom far right, Cumulative Advances from the General fund -- about \$6.4M through FY23.

Cumulative Investment in TIF District – The purpose of the TIF is to foster redevelopment. Private investment in the TIF is approximately \$34M versus Public Investment of \$13.3M – roughly 2.5 times the ratio of private versus public investment. Under the Public Investment column – note the dashed lines – those represent private funding with no support. A great deal of TIF development took place without incentives.

Activities Undertaken – The City Center Redevelopment effort comprised of six separate projects. Photos reveal what once was the Vacant Circuit City that now is the Illinois Harley Davidson. Two main car dealerships became Hooters and Texas Roadhouse. The vacant Ethan Allen became the Multitenant Center and Chick Fil-A. The old Jack Phelan Dodge is shown before substantial redevelopment -- \$6.2M in private investment and \$2.3M in public investment. The vacant city-owned parcel became the Ettleson Hyundai Dealership – about \$7.2M in total investment. The vacant Brown's Chicken became Chipotle with no incentives given. The LA Fitness was rehabbed without any public investment; the vacant B&B Restaurant became Russell's B-B-Q. The Streetscape Project was \$2.2M in public investment – 80% Grant funded plus a 20% local contribution from the City. Ledo's Pizza had no incentive -- \$400K private investment. Halal Guys was a vacant Pizza Hut. Continental Honda façade improvements were all private investment.

Future Development – the last vacant parcel is the northwest corner of LaGrange and Joliet Roads – vacant about ten years. In 2019 the existing structure was demolished; the owner repaved and restored the property back to grade; the light poles were removed. It will be used for Volkswagen electric vehicles eventually; today it has new striping and landscaping will be added. The City hopes for substantial development there in the future. There were no questions or comments.

Adjournment

Mr. Stachacz moved to adjourn the meeting, seconded by Mr. Ganan and carried by unanimous voice vote. Mayor McDermott declared the meeting adjourned at 3:12 PM and thanked everyone for their participation.


SEAN. MC DERMOTT, MAYOR

/fp

CITY OF COUNTRYSIDE, ILLINOIS ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

803 Joliet Road
Countryside, IL 60525
Phone: 708.485.2464
www.countryside-il.org

CITY OF COUNTRYSIDE, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED APRIL 30, 2025

Prepared by the City of Countryside Finance Department

David Shutter, Finance Director



INDEPENDENT AUDITOR'S REPORT

October 21, 2025

The Honorable Mayor
Members of the City Council
City of Countryside, Illinois

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 (the City), Illinois, as of and for the year ended April 30, 2025, 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, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Countryside, Illinois, as of April 30, 2025, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's 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.

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.

Auditor's 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 auditor's 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 generally accepted 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 generally accepted 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 management's discussion and analysis, the budgetary comparison schedules, and supplementary pension and other post-employment benefit (OPEB) schedules, 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 of Countryside, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are 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 other supplementary information and supplemental schedules are 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 included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's 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.

LAUTERBACH & AMEN, LLP

CITY OF COUNTRYSIDE, ILLINOIS

Balance Sheet - Governmental Funds

April 30, 2025

	General	Special Revenue Commercial Redevelopment TIF	Capital Projects	Nonmajor	Totals
ASSETS					
Cash and Investments	\$ 10,769,836	941	5,830,506	3,121,199	19,722,482
Receivables - Net of Allowances					
Taxes	3,408,105	—	—	48,571	3,456,676
Accounts	2,973,409	—	—	—	2,973,409
Leases	169,686	—	—	—	169,686
Due from Other Governments	—	—	73,330	—	73,330
Advances to Other Funds	5,967,139	—	—	—	5,967,139
Insurance Deposits	1,263,930	—	—	—	1,263,930
Inventory	2,736	—	—	—	2,736
Total Assets	24,554,841	941	5,903,836	3,169,770	33,629,388
LIABILITIES					
Accounts Payable	289,772	—	74,673	15,407	379,852
Accrued Payroll	407,850	—	—	—	407,850
Advances from Other Funds	—	5,967,139	—	—	5,967,139
Other Payables	3,170,683	—	—	1,804	3,172,487
Total Liabilities	3,868,305	5,967,139	74,673	17,211	9,927,328
DEFERRED INFLOWS OF RESOURCES					
Leases	165,280	—	—	—	165,280
Total Liabilities and Deferred Inflows of Resources	4,033,585	5,967,139	74,673	17,211	10,092,608
FUND BALANCES					
Nonspendable	5,969,875	—	—	—	5,969,875
Restricted	—	—	—	1,832,275	1,832,275
Assigned	—	—	5,829,163	1,320,284	7,149,447
Unassigned	14,551,381	(5,966,198)	—	—	8,585,183
Total Fund Balances	20,521,256	(5,966,198)	5,829,163	3,152,559	23,536,780
Total Liabilities, Deferred Inflows of Resources and Fund Balances	24,554,841	941	5,903,836	3,169,770	33,629,388

The notes to the financial statements are an integral part of this statement.

CITY OF COUNTRYSIDE, ILLINOIS

**Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended April 30, 2025**

	General	Special Revenue Commercial Redevelopment TIF	Capital Projects	Nonmajor	Totals
Revenues					
Taxes	\$ 4,683,507	580,270	—	643,054	5,906,831
Intergovernmental	10,155,647	—	505,480	316,455	10,977,582
Charges for Services	482,227	—	—	29,965	512,192
Licenses and Permits	897,090	—	—	—	897,090
Fines and Forfeitures	202,045	—	—	58,469	260,514
Investment Income	1,049,389	5,874	278,258	133,019	1,466,540
Miscellaneous	295,646	—	—	—	295,646
Total Revenues	17,765,551	586,144	783,738	1,180,962	20,316,395
Expenditures					
General Government	5,237,222	—	—	249,415	5,486,637
Public Safety	4,920,814	—	—	—	4,920,814
Highways and Streets	1,945,809	—	—	—	1,945,809
Economic Development	—	313,819	—	1,427	315,246
Capital Outlay	—	—	2,163,581	—	2,163,581
Debt Service					
Principal Retirement	1,855,000	—	—	—	1,855,000
Interest and Fiscal Charges	1,358,923	—	—	—	1,358,923
Total Expenditures	15,317,768	313,819	2,163,581	250,842	18,046,010
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,447,783	272,325	(1,379,843)	930,120	2,270,385
Other Financing Sources (Uses)					
Disposal of Capital Assets	216,761	—	—	—	216,761
Transfers In	190,000	59,530	1,750,000	23,420	2,022,950
Transfers Out	(1,832,950)	—	—	(190,000)	(2,022,950)
	(1,426,189)	59,530	1,750,000	(166,580)	216,761
Net Change in Fund Balances	1,021,594	331,855	370,157	763,540	2,487,146
Fund Balances - Beginning	19,499,662	(6,298,053)	5,459,006	2,389,019	21,049,634
Fund Balances - Ending	20,521,256	(5,966,198)	5,829,163	3,152,559	23,536,780

The notes to the financial statements are an integral part of this statement.



October 21, 2025

The Honorable Mayor
Members of the City Council
City of Countryside, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Countryside, Illinois, as of and for the year ended April 30, 2025 and have issued our report thereon dated October 21, 2025. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, contracts, and grants applicable to tax increment financing districts is the responsibility of the City of Countryside, Illinois' management. 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 Commercial Redevelopment Tax Increment Financing District, 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 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.

LAUTERBACH & AMEN, LLP

"Attachment O"



Sean R. McDermott
MAYOR

Elizabeth A. Kmet
CITY CLERK

Courtney Bolt
TREASURER

ALDERMAN
Mark G. Benson
John Finn
Thomas Frohlich
Thomas A. Mikolyzk
Scott Musillami
John Von Drasek

October 24, 2025

To the Illinois State Comptroller's Office:

The purpose of the correspondence is to confirm the designation of the City's TIF Administrator for both the Countryside Commercial TIF District (Tax Agency 03-0250-500) and the 55th Street Commercial TIF District (Tax Agency 03-0250-501). I hereby confirm that Gail Paul, City Administrator, is hereby designated as the TIF Administrator for the aforementioned TIF Districts for the City of Countryside.

Gail Paul, City Administrator and authorized TIF Administrator, can be contacted at (708) 485-2462 (Direct Line) or via email at gpaul@countryside-il.org.

Respectfully,

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

Mayor Sean R. McDermott