



**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:**

**Village of Plainfield Route 30 TIF Unit 099/100/32**

<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed
<b>*Types include:</b> Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
<b>If "Combination/Mixed" List Component Types:</b> Retail/Other
<b>Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):</b>
Tax Increment Allocation Redevelopment Act <span style="float: right;"><u>  X  </u></span> Industrial Jobs Recovery Law <span style="float: right;"><u>          </u></span>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (Labeled Attachment A).</b> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (Labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (Labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (Labeled Attachment D).</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (Labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (Labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (Labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <b>chosen by the municipality</b> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <b>and actual debt service.</b> [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (Labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (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)] <b>If yes, please enclose the list only, not actual agreements (Labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).</b>	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. <b>Must include the phone number and email address of the designated party (Labeled Attachment O).</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 2025**

Name of Redevelopment Project Area:

Village of Plainfield Route 30 TIF Unit 099/100/32

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 142,910

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	\$ 889,258	\$ 2,228,363	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 889,258

Cumulative Total Revenues/Cash Receipts \$ 2,228,363 100%

Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**) \$ 794,779

Transfers to Municipal Sources  

Distribution of Surplus  

Total Expenditures/Disbursements \$ 794,779

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ 94,479

Previous Year Adjustment (Explain Below)  

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 237,389

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

Previous Year Explanation:

**SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]**

**FY 2025**

**Name of Redevelopment Project Area:**

**Village of Plainfield Route 30 TIF Unit 099/100/32**

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

**PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

SECTION 3.2 A

PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		\$ -
8. Cost of job training and retraining projects.		
		\$ -
9. Financing costs.		
		\$ -
10. Capital costs.		
		\$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		\$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		\$ -







**SECTION 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:**

**Village of Plainfield Route 30 TIF Unit 099/100/32**

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

X
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**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:**

**Village of Plainfield Route 30 TIF Unit 099/100/32**

**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. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	<b>X</b>
--	----------

2. The municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	
<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	
<b>2b.</b> The <b>NUMBER</b> of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	

**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)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name:**

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

**Project 2 Name:**

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

**Project 3 Name:**

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

**Project 4 Name:**

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

**Project 5 Name:**

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

**Project 6 Name:**

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



**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:**

**Village of Plainfield Route 30 TIF Unit 099/100/32**

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

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





John F. Argoudelis  
PRESIDENT

Michelle Gibas  
VILLAGE CLERK

TRUSTEES

Margie Bonuchi  
Richard Kiefer  
Siv Panicker  
Tom Ruane  
Vanessa Sula  
Brian Wojowski

**ATTACHMENT B**

Village of Plainfield Route 30 TIF District  
Statement of Compliance  
Village President  
2025

The Village of Plainfield has operated the Route 30 TIF District in Compliance with the TIF Act for the current Village Fiscal Year ending April 30, 2025. The Village will convene the Joint Review Board as soon as the Village Board accepts the Financial Audit.

October 13, 2025

\_\_\_\_\_  
John F. Argoudelis, Village President

ATTACHMENT C

**TRACY, JOHNSON & WILSON**

*Attorneys at Law*

BUSEY BANK BUILDING  
2801 BLACK ROAD, SECOND FLOOR  
JOLIET, ILLINOIS 60435

TELEPHONE (815) 723-8500  
FAX (815) 727-4846

October 16, 2025

**VILLAGE OF PLAINFIELD ROUTE 30 TIF DISTRICT  
STATEMENT OF COMPLIANCE  
VILLAGE ATTORNEY 2025**

Based on the information that has been provided to date, the Village of Plainfield has operated the Route 30 TIF District in compliance with the TIF Act for the current fiscal year ending April 30, 2025.

By: 

Richard E. Vogel, Village Attorney



John F. Argoudelis  
PRESIDENT

Michelle Gibas  
VILLAGE CLERK

TRUSTEES

Margie Bonuchi

Richard Kiefer

Siv Panicker

Tom Ruane

Vanessa Sula

Brian Wojowski

**ATTACHMENT D**

Village of Plainfield Route 30 TIF District  
Statement of Activities  
2025

Route 30 TIF District continues to accumulate a TIF increment. In Fiscal 2025, the expenditures in the TIF district included the payment of 50-percent property tax rebates to the other units of local government participating in the TIF district (per the intergovernmental agreements that were established concurrently with formation of the TIF district as a “50-percent take” TIF) and payment of the property tax rebate to the developer of “The Boulevard” development per its economic incentive agreement. The economic incentive payment totaled \$377,934.77 and the total rebated to units of local government was \$416,844.06.

Two projects in The Boulevard were completed in 2025, Cooper’s Hawk and Panda Express, both of which are now open and will generate over \$90,000 in property taxes combined. The US 30 TIF corridor is seeing interest in multiple places including redevelopment of existing buildings located at 15932 S Lincoln Hwy and potential new construction adjacent to the Encore Car Wash at 16340 S Lincoln Hwy. The Village is preparing a draft of a TIF Façade and Site Improvement Program for Village Board review in 2026.



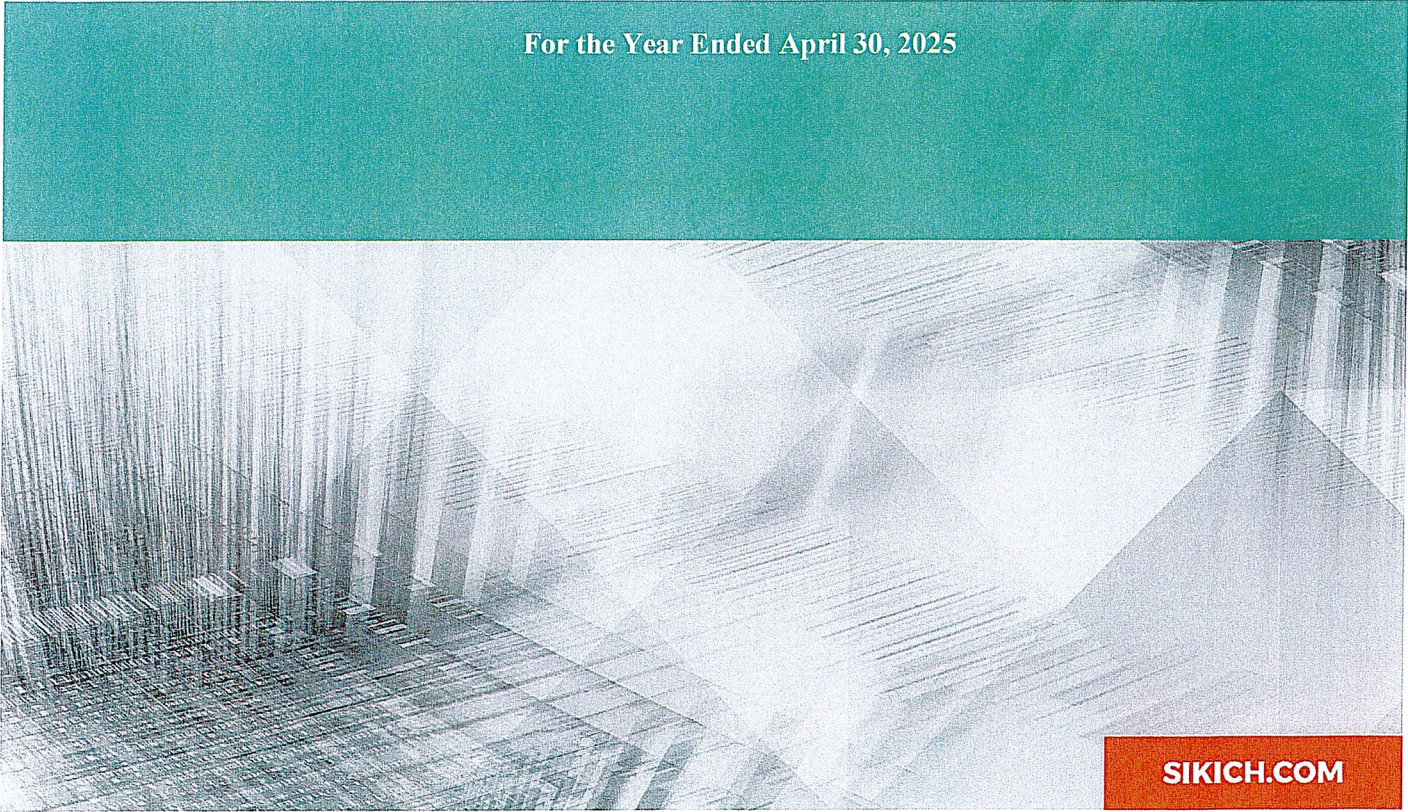
**VILLAGE OF PLAINFIELD, ILLINOIS**

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FINANCIAL REPORT AND REPORT ON  
COMPLIANCE WITH PUBLIC ACT 85-1142

ROUTE 30 TIF DISTRICT FUND

For the Year Ended April 30, 2025



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VILLAGE OF PLAINFIELD, ILLINOIS  
ROUTE 30 TIF DISTRICT FUND  
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Balance Sheet .....	3
Schedule of Revenues, Expenditures and Changes in Fund Balance .....	4

**SUPPLEMENTARY INFORMATION**

ATTACHMENT K

VILLAGE OF PLAINFIELD, ILLINOIS

BALANCE SHEET  
ROUTE 30 TIF DISTRICT FUND

April 30, 2025

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<b>ASSETS</b>	
Cash and cash equivalents	\$ 237,389
Receivables	
Property tax	<u>843,252</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 1,080,641</u></b>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
None	<u>\$ -</u>
Total liabilities	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Unavailable property tax revenue	<u>843,252</u>
Total liabilities and deferred inflows of resources	<u>843,252</u>
<b>FUND BALANCE</b>	
Restricted for economic development	<u>237,389</u>
Total fund balance	<u>237,389</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b><u>\$ 1,080,641</u></b>

(See independent auditor's report.)

ATTACHMENT K

VILLAGE OF PLAINFIELD, ILLINOIS

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE  
ROUTE 30 TIF DISTRICT FUND

For the Year Ended April 30, 2025

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<b>REVENUES</b>	
Property taxes	\$ 889,258
Total revenues	<u>889,258</u>
<b>EXPENDITURES</b>	
General government	
Property tax rebates	<u>794,779</u>
Total expenditures	<u>794,779</u>
NET CHANGE IN FUND BALANCE	94,479
FUND BALANCE, MAY 1	<u>142,910</u>
<b>FUND BALANCE, APRIL 30</b>	<u><u>\$ 237,389</u></u>

(See independent auditor's report.)



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

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

The Honorable Village President  
and Members of the Board of Trustees  
Village of Plainfield, Illinois

We have examined management's assertion that the Village of Plainfield, Illinois (the Village), complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2025. Management is responsible for the Village's assertion. Our responsibility is to express an opinion on management's assertion about the Village's compliance with the specific requirements based on our examination.

Our examination was made in accordance with the standards established by the American Institute of Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Plainfield, Illinois, complied with the aforementioned requirements for the year ended April 30, 2025, is fairly stated in all material respects.

This report is intended solely for the information and use of the Board of Trustees, management and the Illinois Department of Revenue, Illinois State Comptroller's office and the Joint Review Board and should not be used by anyone other than these specified parties.

*SiKich CPA LLC*

Naperville, Illinois  
October 6, 2025



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

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

The Honorable Village President  
and Members of the Board of Trustees  
Village of Plainfield, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Plainfield, Illinois (the Village) as of and for the year ended April 30, 2025, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated October 6, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary financial information (balance sheet and schedule of revenues, expenditures, and changes in fund balance) is presented for the purpose of additional analysis and is not a required part of the basic financial statements. The supplementary financial information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*SiKich CPA LLC*

Naperville, Illinois  
October 6, 2025



John F. Argoudelis  
PRESIDENT

Michelle Gibas  
VILLAGE CLERK

TRUSTEES

Margie Bonuchi

Richard Kiefer

Siv Panicker

Tom Ruane

Vanessa Sula

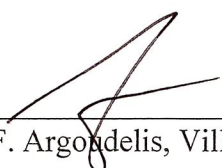
Brian Wojowski

**ATTACHMENT O**

Village of Plainfield Route 30 TIF District  
TIF Administrator Designation  
2025

The Village of Plainfield's Designated TIF Administrator for the above referenced TIF District is Traci Pleckham, Assistant Village Administrator/Management Services Director. Her contact information is [tpleckham@goplainfield.com](mailto:tpleckham@goplainfield.com) and can be reached by phone at 815-439-2924.

October 20, 2025

  
\_\_\_\_\_  
John F. Argoudelis, Village President