



Village of Hanover Park Administration

Municipal Building
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hpi.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Yasmeen Bankole
Liza Gutierrez
Syed Hussaini
James Kemper
Herb Porter
Bob Prigge

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK

Joint Review Board Meeting Tax Increment Financing District (TIF) # 3 Village Center Redevelopment Project Area

Municipal Building: 2121 Lake Street, Rm. 214, Hanover Park, IL 60133

**Tuesday, July 27, 2021
2:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Mayor Craig called the meeting to order at 2:03 p.m. Admin. Sjodin called the roll.

Present:

Cook County – Sheryl Caldwell
DuPage County – Paul Hoss
Hanover Township - James Barr
Wayne Township – Randy Ramey
Hanover Park Park District – Bob O'Brien
Poplar Creek Public Library - Debra Stombres
Public Member, Anita Komorski - A&A Music, and a resident in the district
School District U-46 – Dale Burnidge
Hanover Park - Village President Rodney Craig

Staff Present:

Village Manager Juliana Maller
Community & Economic Development Director Shubhra Govind
Assistant Finance Director Lynda Chambers
Village Attorney Bernie Paul
Admin Kathy Sjodin

It was noted that no one was in attendance for IL DCEO or Elgin Community College District 509.

2. SELECTION OF CHAIR:

Motion by Paul Hoss (DuPage County), seconded by James Barr (Hanover Township) to select Mayor Craig as Chair.

Voice Vote: All Ayes
Motioned passed.

3. SELECTION OF PUBLIC MEMBER:

The individuals registered as interested parties were notified but none were present. Anita Komorski of A & A Music Academy is present. She owns a business in the district, and lives within the district. Motion by Bob O'Brien (HP Park District), second by Paul Hoss (DuPage County) for Anita Komorski as Public Member.

Voice Vote: All Ayes
Motion Passed.

4. ACCEPTANCE OF AGENDA:

Motion by Paul Hoss (DuPage County), seconded by Debra Strombres (Poplar Creek Public Library District) to accept the Agenda.

Voice Vote: All Ayes
Motion passed.

5. APPROVAL OF MINUTES – July 28, 2020:

Motion by Bob O'Brien (HP Park District), seconded by James Barr (Hanover Township) to approve the minutes.

Voice Vote: All Ayes
Motion passed.

6. REVIEW OF TIF REPORTS

Community & Economic Development Director Shubhra Govind explained *The Village of Hanover Park, Illinois Village Center Tax Increment Redevelopment Project and Plan* ("TIF #3") was approved on May 3, 2001 and filed with Cook and DuPage Counties on October 17, 2002. A portion of Village's former TIF #1 (which was dissolved in September 1997) was included in the TIF #3. The entire area of TIF #3 is known as the Village Center Area.

During the fiscal year beginning January 1, 2020 and ending December 31, 2020 (FY 2020), various activities and projects were undertaken in furtherance of the objectives of TIF #3, including the following:

- The Village Center TIF District #3 saw a major amendment in 2019. The boundary for TIF#3 was amended to include south commuter lots and the life of the TIF districts was extended by an additional 12 years via Ordinance O-19-33.
- The following Village Center Streetscape improvements were installed in 2020:
 - The burial of overhead wires was completed.
 - The new public plaza and park for community events, new sidewalks for better pedestrian connections, new landscaping, lighting, and 'streetscape' for pedestrian comfort have all been installed.
 - The main collector road, Ontarioville/Devon has been reconstructed.
 - A new public parking lot has been installed following acquisition and demolition of a vacant building.

- 2020 Lake Street – following the sale of Village-owned property, the EverClean Car Wash completed construction in 2018-2019, and is now fully operational.
- The Marek property located at 27W242 Ontarioville Road, was acquired by the Village and the dilapidated structure was then demolished in 2019. The vacant lot is being maintained for future development.
- Continued promotion of the Village Center Plan, Elgin O'Hare Expressway Blvd extension, and available properties in the TIF 3 area.
- Staff met with developers and property owners of key properties in the Village Center area to encourage development and connected potential end users with sellers. These include the property at the NW corner of Church and Lake and the NW corner of Lake and Barrington.
- There were \$10,000 in private investment (per permit reports) in 2020.
- Economic Development: The COVID-19 pandemic brought changes in Village programming:
 - Annual events normally held for business retention, recruitment and growth, including Business After Hours and the Local Business Expo were cancelled.
 - Two Town Hall meetings were held virtually:
 - The first outlined the Village's Small Business Assistance Program to help our businesses with free signs and website development. Many businesses in the Village Center took advantage of the Business Assistance Program; and
 - The second Town Hall was with Cook County Assessor Fritz Kaegi to address the new valuation system, impacting property taxes.
 - Staff also connected small businesses to resources to assist with various loans and grant programs such as PPP and EIDL.
- Hanover Square Shopping Center – The Family Dollar store closed and several businesses struggled due to the pandemic. Most businesses took advantage of the Village Business Assistance program, utilizing the new signage. Additional tenants being recruited for vacant spaces. Staff and leasing agent continue to market the property for business attraction.
- The Education and Work Center (EWC), located inside the Hanover Square Shopping Center continued serving the community, but all programming in 2020 was virtual. Programming included appointments with career advisers, one on one computer session, hiring events, job postings, assistance with job searches, resume assistance, and employment workshops. Data is available for the first quarter of 2020, when 343 individuals were helped. In the same period 382 students enrolled for ESL programs, and 68 graduates received their GED. No summer classes were offered due to the pandemic and classes that ran virtually in Fall 2020 were much smaller than usual.
- The Historic Committee continued its work of scanning historic documents and collecting information. The Village's Historic District is located within the Village Center area.
- The Village continues to market the 2144-2152 Lake Street (Village-owned) property for redevelopment along with adjacent vacant lots.

Attorney Paul stated that regarding Hanover Square, the Village applied for 7C as a managing partner, and decided to operate it as a business enterprise to improve and market it. Now the Village is approaching the sale of Hanover Square, and it is not tax exempt. All taxing bodies have been receiving taxes.

7. QUESTIONS/DISCUSSION

- Randy Ramey (Wayne Township) asked what other expenditures are part of the plan for 2020, and if we will be receiving any money back on TIF 3. Village Manager Maller stated next year we will see what the dollar amount is that was spent in the second half of 2020. The south commuter lot will be turned into residential or mixed-use. No money will be refunded for TIF 3.
- Anita Komorski (public member) asked if the trees being cut down at County Farm and Church Road are for part of the bike path. Village Manager Maller answered no, and that we are unsure what the purpose of the tree clearing by the landowner is at this time.

VM Maller asked that financial report be read into the record.

Finance Director Remy Navarette provided a review of the TIF District #3 financial numbers from the TIF report which was submitted to the State of Illinois for activities completed in the fiscal year of 2020. From page 3 of the TIF Report in Section 3.1:

- Beginning fund balance of the TIF fund was \$8,269,686.
- Property tax collected in 2020 for the 2019 tax levy was \$1,873,194.
- Interest income was \$51,092.
- Other income, including reimbursement for consulting and professional services and miscellaneous revenue was \$0. The detail of expenditures is found on page 4 in Section 3.2
- Net income in the fund was (\$1,517,146).
- The Fund balance at the end of the year was \$6,752,540.

8. PUBLIC COMMENTS:

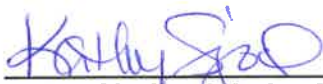
No one from the public was present.

9. ADJOURNMENT

Hearing no questions, the Chair asked for a motion to adjourn which was made by Randy Ramey (Wayne Township), with a second by Paul Hoss (DuPage County)

Voice Vote: All Ayes

Transcribed by:



Kathy Sjodin, Admin. Assistant
This 27th day of July 2021