



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpiil.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) # 4 West Irving Park Road Corridor RPA

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

**Tuesday, July 27, 2021
2:26 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Mayor Craig called the meeting to order at 2:26 p.m. Admin. Sjodin called the roll.

Present:

Cook County - Sheryl Caldwell
Hanover Park Park District – Bob O'Brien
Schaumburg Township – Katy Trent
Schaumburg Township Library District - Anne Miskewitch
Palatine Township HS #211 – Lauren Hummel
Public Member – Anita Komorski (A&A Music)
Hanover Park - Village President Rodney Craig

Staff:

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

It was noted that no one was in attendance for School District CC 54 or Harper Community College.

Others Invited; Not in Attendance:

Cook County Forest Preserve District, Metropolitan Water Reclamation District, Northwest Cook Mosquito Abatement District, Cook County Department of Public Health/Suburban Cook TB Sanitation, Cook County Bureau of Economic Development, and Cook County Department of Planning

2. SELECTION OF CHAIR:

Motion by Sheryl Caldwell (Cook County), seconded by Bob O'Brien (HP Park District) to select Mayor Craig as Chair.

Voice Vote: All Ayes

Motion Passed

3. SELECTION OF PUBLIC MEMBER:

Anita Komorski (A&A Music) was present; she is a resident and a Public Member for TIF 3 Adam Cortes (HP Community Bank) is the listed Public Member but was not present.

4. ACCEPTANCE OF AGENDA:

Motion by Bob O'Brien (HP Park District), seconded by Anne Miskewitch (Schaumburg Township Public Library) to accept the Agenda.

Voice Vote: All Ayes

Motion Passed

5. APPROVAL OF MINUTES – July 28, 2020:

Motion by Sheryl Caldwell (Cook County), seconded by Bob O'Brien (HP Park District) to approve the minutes of July 28, 2020

Voice Vote: All Ayes

Motion passed

6. REVIEW OF TIF REPORTS

Community & Economic Development Director Shubhra Govind presented the TIF Report. This district is in the northeast quadrant of Barrington Road and Irving Park Road, where our Menards is located. At the beginning of 2020 TIF 4 was "in the red" but by the end of the year it was "in the black."

- Menards, located at 7435 Barrington Rd., finished their building remodel and warehouse expansion. The Special Use and PUD Amendment was approved for the expansion of the building materials warehouse, a detention pond and new landscaping along the periphery of the site, as well as the consolidation of that lot with the Menards lot. Through June of 2020, the private investment has been about \$2 Million with some more investment expected as construction finishes. The property valuation has increased 29% since inception of the District.
- A new business "Country Style Donuts" opened at 1519 Irving Park Road in 2017. This 3200 sq. ft. restaurant had been vacant since December 2015. Several new jobs were brought to this location, along with an investment of about \$150,000 in remodeling and renovations in 2017-18. The property receives the 7C Real Estate Tax Incentive through Cook County. In 2019, the business owner completed the Next Level Northwest Business coaching and saw 20% growth in sales and 2 new jobs were created. The coaching also helped the business survive during the pandemic.

- Continued marketing the Village-owned land at 1311 Irving Park Road. In 2018, a fast-casual restaurant user applied for new construction, but later withdrew. Ingress-egress continues to be perceived as a limitation.
- The recently opened restaurant Yummy Station located at 1553 Irving Park Road closed during the pandemic. Private investment of \$122,088 had been made to remodel the space and improve the building's parking lot. Space is being marketed for new user.
- McDonalds performed very well at 7455 Barrington Rd., during the pandemic shelter-in-place orders, utilizing the dual drive-thru lanes which were installed in 2017.
- The Harbor Freight Tools property has sold. A restaurant had opened next door did not survive, but a new one, Legend Wings will be opening soon.
- Taco Patio closed (which was just east of the H2O AutoSpa carwash). H2O AutoSpa has purchased the property and will be expanding.

Finance Director Remy Navarette provided a review of the TIF District #4 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:

- The Beginning fund balance of the TIF fund was negative (\$17,489).
- Property tax collected in 2020 for the 2019 tax levy was \$437,687.
- Interest income was \$364.
- Other income, including reimbursement for consulting and professional services and miscellaneous revenue was \$0. Expenditures in the district was \$17,581. The detail of expenditures is found on page 4 in Section 3.2.
- Net income in the fund was \$420,471.
- The Fund balance at the end of the year was \$402,982.

7. **QUESTIONS/DISCUSSION:** none


8. **PUBLIC COMMENTS:** none

9. **ADJOURNMENT**

Hearing no questions, the Chair asked for a motion to adjourn which was made by Sheryl Caldwell (Cook County), with a second by Anne Miskewitch (Schaumburg Township Public Library)

Voice Vote: All Ayes
Motion passed

Transcribed by:


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