



Village of Hanover Park Administration

Municipal Building
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hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Troy Albuck
Yasmeen Bankole
Jenni Broccolino
Liza Gutierrez
Jon Kunkel
Herb Porter

Interim Village Manager
Courtney Sage

VILLAGE OF HANOVER PARK

VILLAGE BOARD SPECIAL WORKSHOP MEETING 2121 Lake Street, Hanover Park, IL 60133

**Thursday, March 5, 2026
5:30 p.m.**

MINUTES

1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 5:30 p.m.

Roll Call:

PRESENT: Trustees: Gutierrez, Broccolino, Porter, Kunkel, Albuck

ABSENT: Trustee(s): Bankole

Quorum established.

ALSO PRESENT: Attorney Bernie Paul, Interim Village Manager Sage and Department Heads.

2. ACCEPTANCE OF AGENDA

Motion by Trustee Kunkel and second by Trustee Gutierrez to accept the agenda.

Roll Call:

AYES: Broccolino, Porter, Kunkel, Albuck, Gutiérrez

NAYS: None

ABSENT: Bankole

ABSTENTION: None

Motion carried.

4. DISCUSSION ITEMS

- a. TIF Assistance - Daycare

Interim Village Manager Sage invited Director of Community and Economic Development Shubhra Govind to provide an overview of the proposed project. Director Govind explained that the proposal involves a daycare facility to be located across from Village Hall at the northwest corner of Center and Lake Street, encompassing five lots. She noted that the developer, who currently operates a daycare in Schiller Park, has been pursuing this project for several years. Although the developer has now secured SBA loan approval, rising construction costs have created a financial gap. The developer, Manuela Alonzo, was present and is requesting financial assistance from the Village. Director Govind then introduced Lance Dorn of SB Friedman Development Advisors, LLC, who conducted an analysis to determine whether the requested assistance falls within TIF-eligible costs. Mr. Dorn noted that the specific structure of any assistance remains undetermined and that further discussion is needed to assess the Board's interest in supporting the project.

Mr. Dorn reviewed the development costs and the developer's request for \$885,000 in financial assistance, noting that \$175,000 would be needed upfront, with the remaining amount due upon project completion. He discussed TIF revenue projections and indicated that the project is expected to be completed within the current calendar year. He confirmed that several of the project's expenses are already eligible under the TIF. Mr. Dorn also provided an overview of the Village's past practices, examples of assistance structures used in other municipalities, current comparable projects, and associated risk factors.

Interim Village Manager Sage outlined measures the Village could consider to protect itself from potential shortfalls and discussed the remaining life of the TIF district. Questions were raised regarding the requirement to validate expenditures prior to issuing reimbursement payments, and staff provided the necessary clarification.

Additional discussion followed regarding the daycare building, including the proposed second-floor artist studio/gallery, expected child enrollment, building square footage, security and safety measures, the use of separate entrances, and plans to stagger operating schedules for the school and gallery events.

Questions fielded and answered.

Interim Village Manager Sage and Mr. Dorn asked for direction from the Board as to whether or not to move forward with this project.

Consensus was reached for staff to proceed and draft term sheet for Board approval.

b. Streaming Tax

Interim Village Manager Sage provided an update on the status of the ordinance, noting that the Board had previously tabled the item and had provided the option to revisit it at the start of the next budget cycle. She reviewed the Village's overall budget, including potential contingency plans should the Board choose not to proceed with the streaming tax, and discussed current revenue levels and expenditures. She explained that property tax revenue is used primarily to fund police and fire pensions and that increasing pension obligations leave less property tax revenue for other General Fund expenditures. She also addressed the costs of roadway infrastructure projects, the five-percent gas tax, sales tax, grocery tax, and the MFT fund, emphasizing the ongoing need to identify additional revenue sources. In addition, she highlighted declining cable franchise fee revenue, reduced LGDF allocations, and the resulting importance of exploring alternative revenue options. Interim Manager Sage concluded with an overview of the 2026 budget, summarizing departmental processes, projected project costs, needs, and the comparison of those costs to available revenues.

Questions fielded and answered.

Interim Village Manager Sage addressed the decline in cable franchise fee revenue and explained that the proposed streaming tax could help offset the Village's revenue loss and support the continuation of current service levels.

Questions fielded and answered.

President Craig invited input from the Board, and discussion followed on several topics, including trends in cable subscription cancellations, declining telecommunication tax revenue, the pending gaming push tax, the growth of various streaming services, increases in County property taxes, the transfer tax, motor fuel tax increases, rising health insurance and pension costs, and the decision to retain the grocery sales tax. Board members noted that a future property tax increase may become necessary, which would affect all residents, whereas a streaming tax would apply only to users of those services. It was also suggested that additional revenue-generating opportunities be explored.

Consensus was reached for staff to identify alternative options, assess potential impacts, and prepare summaries using various percentage scenarios for the Board's review during the initial stages of the 2027 budget process.

6. ADJOURNMENT

Motion by Trustee Albuck and second by Trustee Kunkel to adjourn.

Voice Vote

All Ayes

Upon Voice Vote, Motion carried.

Meeting adjourned at 6:55 p.m.

Recorded and transcribed by Kristy Merrill Deputy Village Clerk
Minutes approved by President and Board of Trustees on this: 2nd day of April 2026.