

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:

Village Center RPA (TIF #3)

Primary Use of Redevelopment Project Area*:
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <u> X </u> 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, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service . [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 MUST 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:****Village Center RPA (TIF #3)****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 17,436,910

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	\$ 2,214,379	\$ 31,115,692	79%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 686,419	\$ 2,373,986	6%
Land/Building Sale Proceeds		\$ 5,150,600	13%
Bond Proceeds			0%
Transfers from Municipal Sources		\$ 323,413	1%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 39,159	\$ 353,105	1%

All Amount Deposited in Special Tax Allocation Fund

\$ 2,939,957

Cumulative Total Revenues/Cash Receipts

\$ 39,316,797	100%
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Total Expenditures/Cash Disbursements (**Carried forward from Section 3.2**)

\$ 800,948

Transfers to Municipal Sources

Distribution of Surplus

Total Expenditures/Disbursements

\$ 800,948

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 2,139,009

Previous Year Adjustment (Explain Below)

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FUND BALANCE, END OF REPORTING PERIOD*

\$ 19,575,919

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

Previous Year Explanation:

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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 Center RPA (TIF #3)

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.		
Legal Services (Bernard Paul & Storino, Ramello & Dunkin)	\$ 70,276	
Consulting Services (The Lakota Group, S.B. Friedman & Spaceco Inc.)	\$ 230,301	
Line burial electric service METRA Lot (Com Ed)	\$ 10,000	
		\$ 310,577
2. Annual administrative cost.		
Memberships subscription - Choose DuPage (Choose DuPage)	\$ 1,250	
		\$ 1,250
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
Plant Survey South Commuter Lot (Gerald L. Heinz & Associates)	\$ 6,300	
Appraisal Report land exchange -Metra & Village (Polach Appraisal Group Inc)	\$ 3,500	
Land transfer plat to METRA	\$ 3,000	
		\$ 12,800
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.		
Façade Grant (1971 Devon)	\$ 6,815	
Holiday season lights and labor (Turf Spray Irrigation Co.)	\$ 11,000	
Development Event Basic Port Rest and Handwash (Service Sanitation Inc.)	\$ 260	
Miscellaneous supplies (Menards & Amazon.com)	\$ 6,641	
Purchase of Wreaths (Doruff Neil)	\$ 500	
		\$ 25,216
6. Costs of the constructuion of public works or improvements.		
Landscape plants (Clesen Wholesale)	\$ 2,000	
Line burial electric service METRA Lot (Com Ed)	\$ 397,553	
Ontarioville plaza chairs purchases (Maglin Corporation)	\$ 35,782	
Installation of Synthetic Turf on Lake Street (Addlawn Landscaping Inc.)	\$ 15,670	
		\$ 451,005

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		\$ 800,948

[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:

Village Center RPA (TIF #3)

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

FUND BALANCE BY SOURCE

\$ 19,575,919

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
NuCare Services Reimbursement (PAYG Note)	\$ 1,900,000	\$ 74,433
Animal Clinic Reimbursement (PAYG Note)	\$ 400,000	
Total Amount Designated for Obligations	\$ 2,300,000	\$ 74,433

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Planning, Legal, Admin, Marketing - FY2026 & Beyond		\$ 255,000
Property Assembly - FY2026 & Beyond		\$ 2,500,000
Building Rehab - FY2026 & Beyond		\$ 1,000,000
Public Works, Utility & Parking Improv. - FY2026 & Beyond		\$ 10,154,000
Developer Interest Subsidies - FY2026 & Beyond		\$ 10,000,000
Total Amount Designated for Project Costs		\$ 23,909,000

TOTAL AMOUNT DESIGNATED

\$ 23,983,433

SURPLUS/(DEFICIT)

\$ (4,407,514)

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 Center RPA (TIF #3)

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.
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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 Center RPA (TIF #3)

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. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	19
2b. The <u>NUMBER</u> of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	3

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)	\$ 40,745,899	\$ 1,500,000	\$ 42,245,899
Public Investment Undertaken	\$ 8,573,931	\$ 1,825,000	\$ 10,398,931
Ratio of Private/Public Investment	4 3/4		4 1/16

Project 1 Name: Project 1 Name: Hanover Square Shopping Center

Private Investment Undertaken (See Instructions)	\$1,356,419	\$500,000	\$1,856,419
Public Investment Undertaken	\$ 3,068,291	\$1,000,000	\$4,068,291
Ratio of Private/Public Investment	42/95		21/46

Project 2 Name: Suburban Tire, 2064 Lake St. (Village Center)

Private Investment Undertaken (See Instructions)	\$ 1,496,700		\$ 1,496,700
Public Investment Undertaken	\$ 162,675		\$ 162,675
Ratio of Private/Public Investment	9 1/5		9 1/5

Project 3 Name: Kinast Distributors, 6350 Church Rd. (Business Park)

Private Investment Undertaken (See Instructions)	\$ 4,232,737		\$ 4,232,737
Public Investment Undertaken	\$ 12,026		\$ 12,026
Ratio of Private/Public Investment	351 28/29		351 28/29

Project 4 Name: Church St. Station - Townhomes

Private Investment Undertaken (See Instructions)	\$ 13,761,826	\$ 500,000	\$ 14,261,826
Public Investment Undertaken	\$ 50,000		\$ 50,000
Ratio of Private/Public Investment	275 22/93		285 22/93

Project 5 Name: Church St. Station - Commercial

Private Investment Undertaken (See Instructions)	\$ 2,350,712	\$ 500,000	\$ 2,850,712
Public Investment Undertaken			\$ -
Ratio of Private/Public Investment	0		0

Project 6 Name: HP Animal Care Center (ARF), 1920 Ontarioville Rd.

Private Investment Undertaken (See Instructions)	\$ 2,386,234		\$ 2,386,234
Public Investment Undertaken	\$ 307,922	\$ 45,000	\$ 352,922
Ratio of Private/Public Investment	7 3/4		6 67/88

PAGE 2 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 7 Name: The Claremont, 2000 Lake St. (150 Bed Skilled Nursing Facility) - Now called "Ignite"

Private Investment Undertaken (See Instructions)	\$	15,000,600		\$	15,000,600	
Public Investment Undertaken	\$	870,081	\$	200,000	\$	1,070,081
Ratio of Private/Public Investment		17 19/79				14 1/55

Project 8 Name: Devon Avenue Water Main Extension

Private Investment Undertaken (See Instructions)	\$	10,000		\$	10,000
Public Investment Undertaken	\$	66,830		\$	66,830
Ratio of Private/Public Investment		3/20			3/20

Project 9 Name: Lakewood Restaurant, 2020 Lake St (Purchase)

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken	\$	253,158	\$	253,158
Ratio of Private/Public Investment		0		0

Project 10 Name: Vacant House Removal, 2144 Lake St.

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken	\$	7,900	\$	7,900
Ratio of Private/Public Investment		0		0

Project 11 Name: Building Demolition, 2152 Lake Street

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken	\$	23,775	\$	23,775
Ratio of Private/Public Investment		0		0

Project 12 Name: Strip Mall, 2180 Lake Street

Private Investment Undertaken (See Instructions)			\$	-		
Public Investment Undertaken	\$	1,500	\$	5,000	\$	6,500
Ratio of Private/Public Investment		0		0		

Project 13 Name: 1961-1969 Ontarioville

Private Investment Undertaken (See Instructions)			\$	-		
Public Investment Undertaken	\$	183,631	\$	25,000	\$	208,631
Ratio of Private/Public Investment		0				0

Project 14 Name: 7N536 Church Rd. - Donated to Village

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken	\$	40,280	\$	40,280
Ratio of Private/Public Investment		0		0

Project 15 Name: Marek - 27W242 Ontarioville - Acquired via Sp. Warranty Deed in lieu of foreclosure

Private Investment Undertaken (See Instructions)			\$	-
Public Investment Undertaken		\$81,191	\$	81,191
Ratio of Private/Public Investment		0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name: Village Center/Ontarioville Streetscape Project

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 3,380,588	\$ 550,000	\$ 3,930,588
Ratio of Private/Public Investment	0		0

Project 17 Name: South Commuter Lot RFQ

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken	\$ 35,388		\$ 35,388
Ratio of Private/Public Investment	0		0

Project 18 Name: A&A Music & Arts Academy Façade Grant

Private Investment Undertaken (See Instructions)	\$ 104,471		\$ 104,471
Public Investment Undertaken	\$ 21,880		\$ 21,880
Ratio of Private/Public Investment	4 55/71		4 55/71

Project 19 Name: Raiz Salon Façade Grant

Private Investment Undertaken (See Instructions)	\$ 46,200		\$ 46,200
Public Investment Undertaken	\$ 6,815		\$ 6,815
Ratio of Private/Public Investment	6 60/77		6 60/77

Project 20 Name:

Private Investment Undertaken (See Instructions)			
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

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2025

Name of Redevelopment Project Area:

Village Center RPA (TIF #3)

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
			\$ -

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

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	

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

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.		The amount of increment created as a result of the development to date, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.	

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:

Village Center RPA (TIF #3)

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

The Redevelopment Project and Plan Area is generally described as within an area bounded by Barrington Road extended on the east (excluding 1600, 1700 and 1800 Ontarioville Road, 6200 and 6300 Church Road and 7N630, 7N595, and 7N581 County Farm Road), the Elgin O'Hare Expressway (k/n/a IL-390) extended on the south, the westerly corporate limit on the west (excluding Village Hall, 2015 Lake Street, and 21W471 Devon Ave.) and Elm Avenue, Maple Avenue, Pine Tree Street and Walnut Avenue on the north (excluding those properties in the Oakwood Landing North subdivision). PL NOTE THAT THE LEGAL DESCRIPTION AND MAP HAVE BEEN PROVIDED IN PRIOR YEARS. NO CHANGES IN 2025

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

FY 2025

Name of Redevelopment Project Area:

Village Center RPA (TIF #3)

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
2001	\$ 10,090,268	30,072,150

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.

[illegible]



Village of Hanover Park Administration

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

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

ATTACHMENT B

I, Rodney S. Craig, the elected Chief Executive Officer of the Village of Hanover Park, County of Cook and County of DuPage, State of Illinois, do hereby certify that to the best of my knowledge, the Village of Hanover Park's Village Center RPA (TIF # 3) TIF Report complies with the requirements pertaining to the Illinois Tax Increment Redevelopment Allocation Act during the fiscal year beginning January 1, 2025 and ending December 31, 2025.


Village President


Date

STORINO, RAMELLO & DURKIN

9501 TECHNOLOGY BOULEVARD
ROSEMONT, ILLINOIS 60018

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June 29, 2026

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IN REPLY REFER TO FILE NO.

HP-76

Office of the Comptroller
Local Government Division
James R. Thompson Center
100 W. Randolphs Street, Ste. 15-500
Chicago, IL 60601

**RE: VILLAGE OF HANOVER PARK
VILLAGE CENTER TIF DISTRICT (TIF 3)
FISCAL YEAR 2025**

Dear Ladies and Gentlemen:

We do hereby certify that the law firm of Storino, Ramello & Durkin serves as Special Legal Counsel to the Village of Hanover Park, Illinois. We further state that to the best of our knowledge and belief, during the Fiscal Year 2025, the Village was in compliance with the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4, *et al.* (State Bar Ed.)] for the above TIF district.

In rendering this opinion, we have relied upon representations of the Village with respect to certain material facts solely within the Village's knowledge, including, but not limited to, (i) the use of tax increment funds, and (ii) the timing and contents of all information required to be provided to the Joint Review Board or the State of Illinois under the Act. This opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion. We do not express any opinions other than that which is set forth in this letter. No opinions other than those specifically set forth herein are to be implied, and we specifically disclaim any opinions by inference and implication from those stated herein. We express no opinion concerning, and assume no responsibility for, the effect of any event, action, change of law or other development that may occur subsequent to the date of this correspondence.

STORINO, RAMELLO & DURKIN

June 29, 2026

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This opinion is rendered solely for your information and no other parties shall be entitled to rely on any matters set forth herein without the express written consent of the undersigned.

STORINO, RAMELLO & DURKIN

Special Legal Counsel, Village of Hanover Park

A handwritten signature in black ink, appearing to read "B.W. Baugh", with a long horizontal flourish extending to the right.

Brian W. Baugh

BWB/cid

Attachment D –Activities Summary
TIF #3 – Village Center Redevelopment Plan

Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken [65 ILCS 5/11-74.4-5 (d) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]

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.

The Village Center TIF District 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 TIF now expires in 2036.

During the fiscal year beginning January 1, 2025, and ending December 31, 2025 (FY 2025), various activities and projects were undertaken in furtherance of the objectives of TIF #3, including the following:

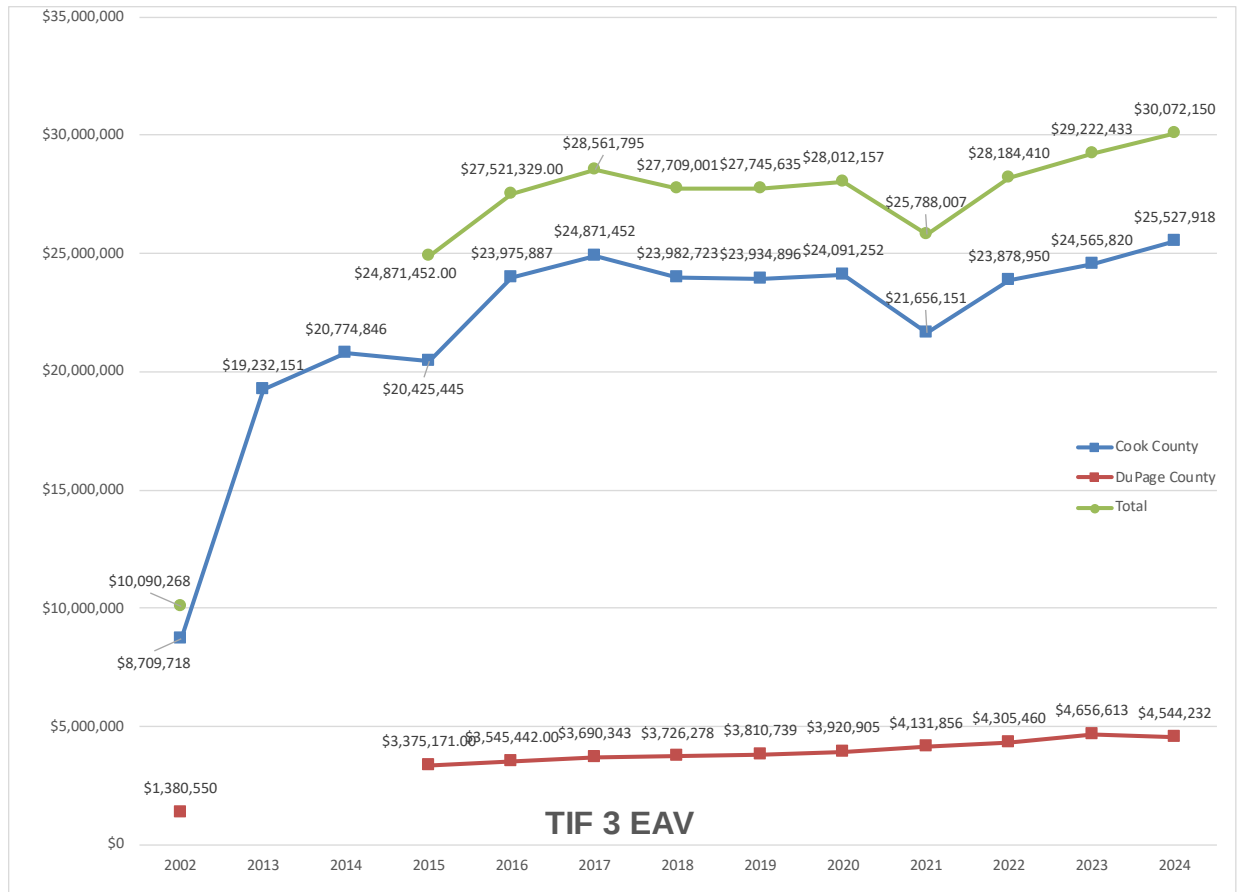
1. The Village completed a major undertaking by adopting new zoning regulations and creating new zoning districts for the Village Center area in 2022. A consultant was hired through a CMAP/RTA grant to help draft the zoning regulations in order to enable more streamlined processes and better design and development. A new Village Center zoning code chapter was approved by the Board (O-22-25) establishing new zoning districts. All properties within the Village Center were then rezoned (O-22-28). Additional amendments were initiated in 2025, adopted in 2026, to further enable development.
2. Hanover Square Shopping Center – The Village-owned shopping center was sold to a private sector buyer in December 2023. Several leases were renewed, and new tenants recruited for vacant spaces. The center is about 80% occupied. The shopping center was bought using TIF funds and was sold, including the outlot, in December 2023. The TIF has been reimbursed from the sale proceeds. As a result of continued investment, Hanover Square has seen a 51% increase in EAV since assessment year 2022.
3. The Village Board approved a "Master Plan Development" for 80 townhomes at the NWC of Church and Lake (Ord. O-23-45). These modern-style units are proposed at 2,200 sq ft, with 3 bedrooms and 2-car garages. A Redevelopment Agreement was approved in Jan. 2025. Detailed plans are awaited for subdivision/Final Plat before construction can begin. (PI note that the developer has informed the Village in 2026 that they are not moving forward and are actively marketing the property for sale.)
4. A 169-unit multi-family development was approved for the 8-acre property at the NW corner of Lake and Barrington in 2025. However, the developer decided not to move forward. The site is being marketed by professional brokers.
5. The Village issued an RFQ for developers interested in redeveloping the south commuter lot for a Transit Oriented Development. Staff reviewed submissions and worked with a developer. However, the gaps between construction costs, rental rates, and financing parameters were identified as challenging factors, and the developer withdrew. In 2024, Staff began working with another developer for a TOD-style multi-family development. While

plans were approved for a 199-unit development, the developer decided to not move forward in 2025. Village is actively recruiting another developer.

6. A Purchase and Sale Agreement was approved (Ord. O-23-44) for two Village-owned vacant lots located at 2144-2152 Lake Street for redevelopment along with adjacent vacant lots. The property was sold to the developer in 2024, and plans were approved for a daycare and artist studio (Ord. O-24-34). Construction has commenced in 2026.
7. In December of 2022, the Village acquired 2020 Devon through a condemnation suite and the uninhabitable structure was demolished. In 2024, the Village received a proposal from a developer for a multi-family development, combining this property with 2000 Devon, along the north side of Devon Ave, per the Village Center TOD Plan. Village continues to work with the developer as they refine their development plans.
8. A Façade Improvement Grant in the amount of \$21,367.07 was approved for improvements to the property located at 1975 Devon, which was previously the Ontarioville Art School. Improvements including interior remodel, reconstruction of an ADA compliant ramp and porch, a monument sign and landscaping have been completed, for private investment of over \$104,000.
9. The Village has been successfully hosting events in the new Village Center Plaza, constructed with the use of TIF funds. 2025 Events have included Business After Hours, the Doggie Eggstravaganza, Juneteenth, the Holiday Tree Lighting, and the Summer Soiree.
10. Continued promotion of Village Center Plan, Elgin O'Hare Expressway Boulevard extension, and available properties in the TIF 3 area.
11. Staff met with developers and property owners of key properties in the Village Center area to encourage development and connected potential developers with property owners. These include the property at the NW and the NE corner of Church and Lake, the NW corner of Lake and Barrington and other properties along Devon Ave.
12. The Historic Committee introduced a Historic Plaque program, to recognize various properties that met the criteria. A plaque was installed within the Ontarioville Plaza in 2021. The Immanuel Lutheran Church and the Parsonage were identified for receiving the plaque in 2022, the 1975 Devon building was awarded in 2023, and the 1971-1973 Devon in 2024. On May 24, 2025, the Historic Committee held its first-ever Historic Plaque Presentation honoring these historic properties in our Village Center.
13. \$589,665 was invested in 2025 within TIF #3 in private improvements (per permit reports). A substantial portion of this was the new Chipotle at 1720 Lake St. Permits were closed in 2026. This is the first new retail construction in several years.
14. New Businesses that opened in 2025 within TIF 3 include:
 - DHL Express – 2160 Lake St
 - Fleet Pro Parts & Tires – 6250 Church Rd
 - Chipotle – 1720 Lake St

New business openings are constrained by extremely low commercial vacancies.

15. The total EAV for TIF # 3 has increased from \$10,090,268 at the time the TIF district was put in place to \$ 30,072,150 in 2025.



RESOLUTION NO. R-25-02

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
REDEVELOPMENT AGREEMENT WITH PARK GATEWAY LLC FOR PROPERTY
LOCATED AT 1830 LAKE STREET, HANOVER PARK, ILLINOIS**

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the “Act”), to finance projects that eradicate blighted conditions through the use of tax increment allocation financing for redevelopment projects, incurring redevelopment project costs, and enter into redevelopment agreements; and

WHEREAS, To induce redevelopment pursuant to the Act, the President and Board of Trustees of the Village (the “Corporate Authorities”) introduced and adopted the following ordinances on May 3, 2001 (1) “An Ordinance Adopting and Approving a Tax Increment Financing Redevelopment Plan And Project For the Village of Hanover Park, Illinois (Village Center -TIF #3)”; (2) “An Ordinance Designating a Tax Increment Financing Redevelopment Project Area Within the Village of Hanover Park, Illinois (Village Center – TIF #3)”; and (3) “An Ordinance Adopting Tax Increment Financing for the Village of Hanover Park, Illinois, Cook And DuPage Counties, Illinois In Connection With the Designation of a Tax Increment Financing Redevelopment Project Area (Village Center –TIF #3)”, (said ordinances hereinafter collectively referred to as the “TIF Ordinances”). Thereafter on September 5, 2019, the foregoing Ordinances were amended in part by Ordinance 0-19-33, which among other matters expanding the Redevelopment Project Area and extending the term of Village Center- TIF 3. The redevelopment project area as amended (the “Redevelopment Project”) in relation to the hereafter Property is generally located adjacent to the west side of Church Road and north of and contiguous and adjacent to Lake Street. The Redevelopment Area as amended is legally described in Exhibit A attached hereto and the redevelopment property that is the subject of the hereafter described Redevelopment Agreement is legally described in Exhibit B attached hereto; and

WHEREAS, as a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the “State”), the Village has the power to regulate for the protection of the public health, safety, morals and welfare of its inhabitants, and pursuant thereto, has the power to encourage private development in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals;

WHEREAS, the President and Board of Trustees of the Village of Hanover Park require by rule that all agreements be final documents and in final form and signed by private parties prior to consideration by the Board, but the staff of the Village nonetheless placed on the agenda, at the request of the applicant, the approval of the Redevelopment agreement described below without the Redevelopment Surety Bond securing the performance of Park Gateway, LLC’s duties and obligations under the Redevelopment Agreement, now, therefore,

BE IT RESOLVED by the President and Board of Trustees of the Village of Hanover Park, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: That the recitals contained in the preamble hereof are true in substance and in fact and are incorporated herein as fully set forth.

SECTION 2: That only following the presentment, review and approval by the Corporate Authorities of the Redevelopment Surety Bond securing the performance of Park Gateway, LLC's duties and obligations under the Redevelopment Agreement in the amount of \$250,000, Rodney S. Craig, Village President, and Kristy Merrill, Village Clerk, shall be then authorized and directed on behalf of the Village to execute and acknowledged the Redevelopment Agreement with Park Gateway LLC, which Agreement is hereby approved , a copy of which is attached hereto and made a part hereof as Exhibit "C" The Redevelopment Surety Bond is anticipated to be provided by the Developer/Owner in an acceptable final form and reviewed in adequate time for consideration at the Board's next regular meeting.

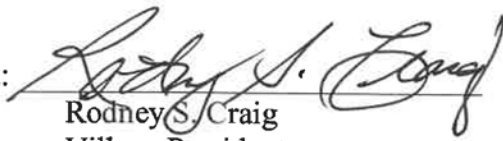
ADOPTED this 16th day of January 2025, pursuant to a roll call vote as follows:

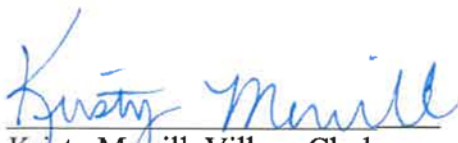
AYES: Albuck, Gutierrez, Porter, Kunkel, Bankole, Prigge

NAYS: None

ABSENT: None

ABSTENTION: None

Approved: 
Rodney S. Craig
Village President

Attest: 
Kristy Merrill, Village Clerk

Full document including RDA and Exhibits available on Village website hpil.org. Pl note that the project did not move forward after approval, and the site is now being marketed again.

ORDINANCE NO. O-25-18

AN ORDINANCE APPROVING SIX DESIGN EXCEPTIONS AND A MASTER PLAN DEVELOPMENT IN THE "VC-C, VILLAGE CENTER – MIXED-USE CORE DISTRICT" FOR AN APPROXIMATE 6.3 ACRE SITE AND UP TO A 199 APARTMENT DEVELOPMENT AT THE NORTHWEST CORNER OF COUNTY FARM AND ONTARIOVILLE ROADS

WHEREAS, the applicant SCG Investment Holdings LLC filed an application seeking six (6) design exceptions from the requirement of the Village's Comprehensive Zoning Ordinance and approval of a Master Plan Development on property in the "VC-C, Village Center Mixed-Use Core District" located at the northwest corner of County Farm and Ontarioville Roads, Hanover Park, Illinois; and

WHEREAS, the Master Plan Development was submitted to the Community and Economic Development Department to illustrate compliance with the regulations of Section 110-9.2 and all sections referenced therein to provide guidance throughout the phases of the project; and

WHEREAS, following formal submission of a complete application for Master Plan development, the zoning staff reviewing committee (DRC) prepared a review report outlining how the development meets or does not meet all applicable regulations; and

WHEREAS, following the submission of the staff review report, the Development Commission held a public hearing on June 12, 2025 pursuant to published notice for such hearing and considered said application, evidence, and testimony submitted in connection therewith and has filed its written findings of fact and recommendation with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hanover Park have received and concur with the recommendation of the Development Commission and find that six (6) design exceptions concerning the proposed up to 199 apartment Master Plan Development should be approved together with the Master Plan Development and Design Requirements as provided for in various Sections of Article 9 of the Village's Comprehensive Zoning Ordinance in the "VC-C, Village Center—Mixed-Use Core District" located at the northwest corner of County Farm and Ontarioville Roads, Hanover Park, Illinois; now, therefore,

BE IT ORDAINED by the President and Board of Trustees of the Village of Hanover Park, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: That there be and is hereby approved for the property commonly known as the northwest corner of County Farm and Ontarioville Roads, Hanover Park, Illinois, at the location as depicted on the site plans to the extent necessary, the following six (6) exceptions and approval of the Master Plan as hereafter provided, to allow for the continuation of the project with exceptions to and pursuant to and subject to the Village's Codes and Ordinances, which property is legally described as follows:

LOTS 1 THRU 9 IN BLOCK 7, LOTS 13 THRU 17 IN BLOCK 8, LOTS 1 THRU 10 IN BLOCK 10, AND IN ONTARIO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8 1874 AS DOCUMENT 17837, IN DUPAGE COUNTY, ILLINOIS. (EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED RECORDED OCTOBER 18, 2002 AS DOCUMENT R2002-278403, IN DUPAGE COUNTY, ILLINOIS.)

FIRST STREET AND ONTARIO STREET RIGHTS OF WAY IN SAID ONTARIO SUBDIVISION ADJACENT TO THE PARCEL DESCRIBED ABOVE.

ALSO LOTS 1 AND 4 IN HANOVER PARK REALIGNED CHURCH ROAD ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1991 AS DOCUMENT R91-060507, IN DUPAGE COUNTY, ILLINOIS.

PINS: 01-01-202-028-0000, 01-01-202-006-0000, 01-01-202-007-0000, 01-01-202-008-0000, 01-01-202-009-0000, 01-01-202-011-0000, 01-01-202-012-0000, 01-01-202-013-0000, 01-01-202-032-0000, 01-01-205-001-0000, 01-01-205-004-0000, 01-01-205-005-0000, 01-01-205-006-0000, 01-01-205-007-0000, 01-01-205-008-0000, 01-01-205-041-0000, 01-01-205-043-0000, 01-01-205-045-0000, AND 01-01-205-049-000

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

210 LIBERTY STREET, 136 LIBERTY STREET, 104 LIBERTY STREET, 185 ONTARIOVILLE RD, AND 170 ONTARIOVILLE ROAD,

DESIGN EXCEPTIONS

1. An exception from Section 110-9.2.5.e.1. which requires that blocks containing open spaces must typically be fronted with buildings on at least two block faces, to permit one block for building site 1 which may be fronted by buildings on only one block face;
2. An exception to Section 110-9.2.9.a. which requires the location of open spaces and streets that do not create views of the rear of buildings or views of parking behind buildings, to permit the location of open spaces and streets that does create views of parking behind buildings on building sites 1 and 3 and to permit open spaces along the railroad tracks that fronts the parking on building site 2;
3. An exception to Sec. 110-9.3.5.A.1. which allows for 80% minimum court yards on primary street frontage such as County Farm Road, to permit one building on building site 2 to have a 60% minimum courtyard on said street;
4. An exception to Sec. 110-9.3.5.A.6. which requires a building site to limit its impervious coverage to a maximum of 75% of the site, to permit building site 1 to increase its impervious coverage to a maximum of 85%;
5. An exception to Sec. 110-9.5.3. which requires that a minimum of 70% of each façade surface, not including window and door areas, must be composed of major façade material as specified in the code with allowance for a Major Façade material exceptions approval for less than 70% on facades with no or limited visibility from any street, civic space, or rail corridor; none the less, even though the facades have visibility from one or more or all of the street, civic space, or rail corridor, permit is given for the required major façade materials of each façade surface that doesn't front either Ontarioville or County Farm Roads to be reduced to a minimum of 50% of each façade surface not including window and door areas; and
6. An exception to the requirements of Sec. 110-9.5.10.e. which requires both: 1. a minimum of 50 percent of the perimeter of each balcony shall abut an exterior wall of the building, partially enclosing the balcony, and 2. the balcony support structure shall be integrated with the building façade; separate columns or posts supporting any balcony from the ground are prohibited to permit balconies which are not at least 50% covered by an exterior wall; to permit balconies on buildings that are not at least covered by an exterior wall.

All of the forgoing exceptions to permit applicant to proceed to site plan and subdivision phases of applicant's projected construction of an apartment development at the northwest corner County Farm and Ontarioville Roads, Hanover Park, Illinois.

SECTION 2: The granting of the exceptions and Master Plan approval shall be subject to all of the following conditions and restrictions:

1. The Master Planned Development shall substantially conform to the MPD Regulating Plan, prepared by V3 Companies, dated May 6, 2025;
2. Open spaces and street shall be designed, landscaped, and maintained per Code and the drawings produced by the Lakota Group, dated February 11, 2025;
3. The Village Board approves the Major Design Exceptions listed above;
4. The architectural elements subject to the aforementioned Design Exceptions shall be at least as Code compliant as Proposed Elevations dated June 10, 2025 as prepared by Ware Malcomb.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner required by law.

SECTION 4: Any person, firm, or corporation violating any provision of this Ordinance shall be fined not less than one hundred (\$100.00) dollars nor more than seven hundred fifty (\$750.00) dollars, and each day a violation continues shall be considered a separate violation.

ADOPTED this 17th day of July 2025, pursuant to a roll call vote as follows:

AYES: Broccolino, Albuck, Gutierrez, Porter, Kunkel, Bankole

NAYS: None

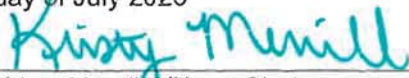
ABSENT: None

ABSTENTION: None

APPROVED by me this 17th day of July 2025


Rodney S. Craig, Village President

ATTESTED, filed in my office, and
published in pamphlet form this 18th
day of July 2025


Kristy Merrill, Village Clerk

Full document including Exhibits available on Village website hpil.org Please note that the project did not move forward after approval

ORDINANCE NO. O-25-15

AN ORDINANCE APPROVING ELEVEN EXCEPTIONS AND A MASTER PLAN DEVELOPMENT IN THE "VC-C, VILLAGE CENTER – MIXED-USE CORE DISTRICT" FOR AN 8-ACRE MULTI-FAMILY DEVELOPMENT AT THE NORTHWEST CORNER OF BARRINGTON ROAD AND LAKE STREET

WHEREAS, the applicant A.R. Building Company, Inc., a Pennsylvania company, filed an application seeking thirteen (13) exceptions from the requirement of the Village's Comprehensive Zoning Ordinance and approval of a Master Plan Development on property in the "VC-C, Village Center—Mixed-Use Core District" located at the northwest corner of Barrington Road and Lake Street, Hanover Park, Illinois; and

WHEREAS, the Master Plan Development was submitted to the Community and Economic Development Department to illustrate compliance with the regulations of Section 110-9.2 and all sections referenced therein to provide guidance throughout the phases of the project; and

WHEREAS, following formal submission of a complete application for Master Plan development, the zoning staff reviewing committee (DRC) prepared a review report outlining how the development meets or does not meet all applicable regulations; and

WHEREAS, following the submission of the staff review report, the Development Commission held a public hearing on April 10 and May 8, 2025, pursuant to published notice for such hearing and considered said application, evidence, and testimony submitted in connection therewith and has filed its written findings of fact and recommendation with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hanover Park have received and concur with the recommendation of the Development Commission and find that two of the requested exceptions have been withdrawn by the applicant and that eleven (11) exceptions concerning the proposed multi-family Master Plan Development should be approved so as to provide exceptions from the Master Plan Develop and Design Requirements and approval of the Master Plan as provided for in various Sections of Article 9 of the Village's Comprehensive Zoning Ordinance in the "VC-C, Village Center—Mixed-Use Core District" located at the northwest corner of Barrington Road and Lake Street, Hanover Park, Illinois; now, therefore,

BE IT ORDAINED by the President and Board of Trustees of the Village of Hanover Park, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: That there be and is hereby approved for the property commonly known as the northwest corner of Barrington Road and Lake Street, Hanover Park, Illinois, at the location as depicted on the site plans to the extent necessary, the following eleven (11) exceptions and approval of the Master Plan as hereafter provided, to allow for the continuation of the project pursuant to and subject to the Village's Codes and Ordinances, which property is legally described as follows:

Lots 28, 29, 30, and 31 in Church Street Station Subdivision, according to the final plat of subdivision recorded on September 27, 2005 as document no. 0527039099 in Cook County Recorder's Office being that part of the Southeast quarter of the Southeast quarter of Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, all in the Village of Hanover Park, Cook County, Illinois.

PINS: 06-36-411-002, 06-36-411-003, 06-36-411-004, & 06-36-411-005

Note: For informational purposes only, the land is known as:
1794 West Lake Street, 1840 Jackson Court, 1901 and 1941 Persimmon Street
Hanover Park, IL 60133

EXCEPTIONS

1. Section 110-9.2.9.a. to permit open space which creates views of the rear of buildings;
2. Section 110-9.3.5.(2) to permit a General Building with a front façade outside of the 5-20' build-to zone (proposed at a various setbacks of around 20-40');
3. Section 110-9.3.5.(7) to permit more than limited side yard parking (three rows of parking, rather than maximum of two);
4. Section 110-9.6.2.d.1 to propose an alternate parking ratio with 253 proposed spaces instead of the required 268;
5. Section 110-9.3.5.(16) to allow for no Occupied Building Space on buildings fronting Barrington Rd. instead of the required minimum 20-ft deep on all full-height floors from any primary street façade;
6. Section 110-9.5.3. to permit 51% of the façade to be comprised of a major façade material rather than the required 70% to permit greater usage of vinyl and fiber cement board on a General Building ;
7. Section 110-9.5.10.e.1 & 2 to permit balconies which abut an exterior wall less than 50% and have support structures which are not integrated into the façade of the building;
8. Section 110-9.5.10.g. to permit balconies which cover more than 30% of a street façade;
9. Section 110-9.5.12.1. to permit a General Building with a façade which is varied in segments greater than the maximum permitted 90' (approximately 100');
10. Section 110-9.5.15.d.1.(b) to permit mechanical equipment on a primary façade which extends from the surface more than 3" for electrical meters which will be screened; and

and the following Minor Design Exception:

Section 110-9.2.5.a to permit a Block length of about 1050' (Code maximum of 600') and a total perimeter of about 2,730 (Code maximum of 1,800');

All of the forgoing exceptions to permit applicant to proceed to site plan and subdivision phases of applicant's projected construction of a multi-family development at the northwest corner of Barrington Road and Lake Street, Hanover Park, Illinois.

SECTION 2: The granting of the exceptions and Master Plan approval shall be subject to all of the following conditions and restrictions:

1. The Master Planned Development shall substantially conform to the MPD Regulating Plan, prepared by Manhard Consulting, dated March 21, 2025;
2. Open spaces shall be designed, landscaped, and maintained per Code;
3. The parking lot be engineered in substantial conformity with the Conceptual Land Bank Parking Plan, prepared by Manhard Consulting, dated April 25, 2025, and governed by Sec. 110-6.2.2.c.;

4. The architectural elements subject to the aforementioned Design Exceptions shall be at least as Code compliant as Proposed Elevations dated February 19, 2025 as prepared by Rothschild Donyo Collaborative; and
5. The applicant shall make every effort to locate the electric meters on an interior façade and shall provide the utility's response, if present, to such efforts.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner required by law.

SECTION 4: Any person, firm, or corporation violating any provision of this Ordinance shall be fined not less than one hundred (\$100.00) dollars nor more than seven hundred fifty (\$750.00) dollars, and each day a violation continues shall be considered a separate violation.

ADOPTED this 5th day of June 2025, pursuant to a roll call vote as follows:

AYES: Porter, Kunkel, Bankole, Broccolino, Albuck
NAYS: Gutierrez
ABSENT: None
BSTENTION: None

APPROVED by me this 5th day of June 2025



Rodney S. Craig, Village President

ATTESTED, filed in my office, and
published in pamphlet form this 6th
day of June 2025.



Kristy Merrill, Village Clerk

Full document including Exhibits available on Village website hpil.org Please note that the project did not move forward after approval.

ATTACHMENT F

Historic Plaque Presentation

On May 24, 2025, the **Historic Committee held its first-ever Historic Plaque Presentation** honoring **three historic properties** in our **Village Center**!

These plaques recognize and preserve the rich stories behind these buildings—reminders of the roots that helped shape Hanover Park into the vibrant community it is today.

Historic preservation isn't just about remembering the past—it's about celebrating our shared heritage, fostering community pride, and inspiring future generations to value where we've come from.

The purpose of the Historic Committee is to promote educational, cultural, economic, and general welfare of the community by ensuring the preservation of structures and properties that represent the cultural heritage of the Village of Hanover Park and of the community before the Village's incorporation. Projects include scanning historic photos, organizing historic materials and artifacts, and maintaining two historic cemeteries and documentation of plots, including mapping. If you're interested in joining, the Committee meets every fourth Tuesday of the month.

With the Heritage Marker Program, the Committee has begun adding plaques to properties of historical significance in our village. Plaques were presented for:

1. 1975 Devon Ave. - Member Erika Griesemer presented the plaque to Anita Komorski – owner of the A&A Music & Arts (formerly the Feuerhaken Farmhouse):

This building was constructed around 1875 by Fred Feuerhaken. The Meyer family later lived in this building, and Merva Meyer Benner co-ran the grocery store next door. A fire in Meyers' home in 1928 was most likely the impetus for creating the Ontarioville Volunteer Fire Department. Over the years, it has housed a State Farm office and the Ontarioville Art Center.

2. 1971-1973 Devon Ave. - Member Lisa Mueller presented the plaque to Ivonne Jimenez – owner of the Raiz Salon Studios (formerly Benner's Cash and Carry)

This building was built around 1926. Fred and Merva Benner ran their Cash & Carry Grocery Store in this building from the 1940s to the 1970s. Over the years, the building has housed a newspaper delivery agency and the A&A Music Academy.

3. 27W250 Ontarioville Rd. - Chairperson Irene Walther presented the plaque to Greg Puka with American Family Insurance on behalf of the owner to the property formerly recognized as the 'Executive House'.

The Executive House was built around 1903 and was used as a home for the executives of the dairy building that was next door. It was the first historic residence built from brick in Ontarioville.

Mayor Craig also presented the plaques to the Immanuel Lutheran Church and the Parsonage, located at 7N728 Church Rd, built around 1870 and moved from Fisher Rd. (Greenbrook Blvd.).

HISTORIC PLAQUE PRESENTATION - MAY 24, 2025







Village of Hanover Park Administration

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

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

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

Village Manager
Juliana A. Maller

ATTACHMENT H

July 2, 2025

TO: JRB members
DCEO
TIF Registered Interested Parties

Re: JRB Meeting re 2024 TIF Reports – Tuesday, July 29, 2025

In accordance with the Tax Increment Allocation Redevelopment Act, the Village of Hanover Park has prepared its Annual Tax Increment Finance (TIF) Reports, which are subject to statutory and Illinois State Comptroller's Office provisions in effect for the fiscal year 2024 (from Jan 1, 2024 to Dec. 31, 2024).

In accordance with the TIF law, the Village has scheduled the following time and location for the annual TIF Joint Review Board (JRB) meetings for the below mentioned TIF Districts:

DATE: **Tuesday, July 29, 2025**
TIME: 2:00 pm TIF #3 Village Center Redevelopment Plan Area
2:15 pm (Or immediately following TIF #3) - TIF #4 West Irving Park Road Corridor
2:20 pm (Or immediately following TIF #4) TIF #5 Irving Park Road East
Redevelopment Area
PLACE: Board Rm. 214, Village Hall – 2121 Lake Street, Hanover Park, IL 60133

Attached is the meeting agenda, draft minutes from the October 17, 2024 JRB meetings, and the TIF Reports filed with the State Comptroller's office. The reports have also been posted to the Village's website.

We look forward to seeing you or your Taxing District Representative at the meeting. Please RSVP via email at sgovind@hpil.org or call (630) 823-5780.

Please contact me if you have any questions.

Thank you.

Shubhra Govind
TIF Administrator



Village of Hanover Park Administration

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

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

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

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK

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

**Tuesday, July 29, 2025
2:00 P.M.**

AGENDA

1. Call to Order- Roll Call - Village President
 - Cook County
 - DuPage County
 - Elgin Community College Dist. 509
 - Hanover Park Park District
 - Hanover Township
 - Poplar Creek Public Library District
 - School District U-46
 - Wayne Township
 - Village of Hanover Park
 - Public Member
2. Selection of Chair
3. Selection of Public Member
4. Acceptance of Agenda
5. Approval of Minutes – October 17, 2024
6. Review of TIF Reports
7. Questions/Discussion
8. Public Comments
9. Adjournment



Village of Hanover Park Administration

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

hpil.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

**July 29, 2025
2:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Village Manager Juliana Maller called the meeting to order at 2:11 p.m. Admin. Sjodin called the roll.

Present:

- Hanover Park Park District – Steve Bessette
- Hanover Township – Kristin Vana
- Poplar Creek Public Library – Jose Maldonado
- Public Member, Anita Komorski – owner of A&A Music & Art, and a resident in the district
- Village of Hanover Park – Juliana Maller (Village Manager)

Staff Present:

- Shubhra Govind - Community & Economic Development Director
- Bernard Paul – Village Attorney
- Lynda Chambers – Assistant Finance Director
- Kathy Sjodin – Sr. Administrative Assistant

It was noted that no one was in attendance for:

- Cook County, DuPage County, Elgin Community College Dist. 509, IL DCEO, School District U-46, or Wayne Township.

2. SELECTION OF CHAIR:

Motion by Hanover Park Park District, seconded by Hanover Township, to select Juliana Maller as Chair (Mayor Craig was not present).

Voice Vote: All Ayes

Motion passed.

3. SELECTION OF PUBLIC MEMBER:

Motion by Hanover Township, seconded by Hanover Park Park District to select Anita Komorski, owner of A & A Music & Art Academy in Hanover Park as a Public Member.

Voice Vote: All Ayes

Motion passed.

4. ACCEPTANCE OF AGENDA:

Motion by Hanover Park Park District, seconded by Hanover Township, to accept the Agenda.

Voice Vote: All Ayes

Motion passed.

5. APPROVAL OF MINUTES – Minutes of October 17, 2024

Motion by Hanover Park Park District, seconded by 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, 2024** and ending **December 31, 2024 (FY2024)**, various activities and projects were undertaken in furtherance of the objectives of **TIF #3**, which were reviewed by Shubhra Govind, Community & Economic Development Director:

- a) The Village completed a major undertaking by adopting new zoning regulations and creating new zoning districts for the Village Center area. A consultant was hired through a CMAP/RTA grant to help draft the zoning regulations in order to enable more streamlined processes and better design and development. A new Village Center zoning code chapter was approved by the Board (O-22-25) establishing new zoning districts. All properties within the Village Center were then rezoned (O-22-28).
- b) Hanover Square Shopping Center – The Village-owned shopping center was sold to a private sector buyer in December 2023. Several leases were renewed, and new tenants recruited for vacant spaces. The center is about 80% occupied. The shopping center was bought using TIF funds and was sold, including the outlot, in December 2023. The TIF has been reimbursed from the sale proceeds.
- c) The Village Board approved a “Master Plan Development” for 80 townhomes at the NWC of Church and Lake (Ord. O-23-45). These modern-style units are proposed at 2,200 sq ft, with 3 bedrooms and 2-car garages. A Redevelopment Agreement was approved in Jan. 2025. Detailed plans are awaited for subdivision/Final Plat before construction can begin.
- d) The Village issued an RFQ for developers interested in redeveloping the south commuter lot for a Transit Oriented Development. Staff reviewed submissions and worked with a developer. However, the gaps between construction costs, rental rates, and financing parameters were identified as challenging factors, and the developer withdrew. In 2024, Staff began working with another developer for a TOD-style multi-family development.

- e) A Purchase and Sale Agreement was approved (Ord. O-23-44) for two Village-owned vacant lots located at 2144-2152 Lake Street for redevelopment along with adjacent vacant lots. The buyer is proposing a daycare center at this location. The property was sold to the developer in 2024, and plans were approved (Ord. O-24-34) for construction in late 2025.
- f) In December of 2022, the Village acquired 2020 Devon through a condemnation suite and the uninhabitable structure was demolished. In 2024, the Village received a proposal from a developer for a multi-family development, combining this property with 2000 Devon, along the north side of Devon Ave, per the Village Center TOD Plan.
- g) A Façade Improvement Grant in the amount of \$21,367.07 was approved for improvements to the property located at 1975 Devon, which was previously the Ontarioville Art School. Improvements including reconstruction of an ADA compliant ramp and porch, a monument sign and landscaping have been completed.
- h) The Village has been successfully hosting events in the new Village Center Plaza, constructed with the use of TIF funds. 2024 Events have included Business After Hours, the Doggie Eggstravaganza, Juneteenth, the Holiday Tree Lighting, and the Summer Soiree.
- i) Continued promotion of Village Center Plan, Elgin O'Hare Expressway Boulevard extension, and available properties in the TIF 3 area.
- j) Staff met with developers and property owners of key properties in the Village Center area to encourage development and connected potential end developers with property owners. These include the property at the NW and the NE corner of Church and Lake, the NW corner of Lake and Barrington and other properties along Devon Ave.
- k) The Village's Historic Zoning District was incorporated within the Village Center rezoning, and historic preservation guidelines were restated in the Zoning Code Text Amendment.
- l) The Historic Committee introduced a Historic Plaque program, to recognize various properties that met the criteria. A plaque was installed within the Ontarioville Plaza in 2021. The Immanuel Lutheran Church and the Parsonage were identified for receiving the plaque in 2022, the 1975 Devon building was awarded in 2023, and the 1971-1973 Devon in 2024.
- m) \$429,375 was invested in 2024 within TIF #3 in private improvements (per permit reports).
- n) The total EAV for TIF # 3 has increased from \$10,090,268 at the time the TIF district was put in place to \$29,222,433 in 2024.

7. QUESTIONS/DISCUSSION:

Director Govind described the TIF 3 location and noted new zoning was adopted in 2022. Since then there has been increased interest in the area. The original EAV was \$10 million, current is \$29 million. She also noted several new development project in the TIF including:

- John Park 80-unit townhomes
- Shepard's Academy Daycare
- Chipotle
- A.R. Builders 169 apartments
- Synergy Builders 199 apartments
- Additional interest along Devon Avenue

Director Govind also noted two businesses have received Façade Grants: A&A Music & Art Academy and Raiz Salon Studios.

Village Manager Maller commented a new plaza is being designed for the former Marek House lot.

Village Manager Maller asked that financial report be read into the record.

CED Director Govind 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 **2024**. From page 3 of the TIF Report in Section 3.1:

- Beginning fund balance of the TIF (in Cook County portion) was **\$16,937,080**
- Property tax collected in for the tax levy was **\$1,926,483**
- Interest income was **\$656,190**
- Other income, including reimbursement for consulting and professional services and miscellaneous revenue was **\$100**. The detail of expenditures is found on page 4 in Section 3.2
- Net income in the fund was **\$499,830**.
- The Fund balance at the end of the year was **\$17,436,910**.

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 Hanover Park Park District, seconded by Anita Komorski (A&A Music & Art Academy).

Voice Vote: All Ayes

Meeting Adjourned at 2:17 pm

Transcribed by:

Kathy Sjodin, Admin. Assistant

This 29th day of July, 2025



ATTACHMENT K

Village of Hanover Park, Illinois

**Tax Increment Financing District Funds
Financial Report and Report on
Compliance with Public Act 85-1142**

For the Year Ended December 31, 2025

VILLAGE OF HANOVER PARK, ILLINOIS
TAX INCREMENT FINANCING DISTRICT FUNDS
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INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable President
Members of the Board of Trustees
Village of Hanover Park, 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 Hanover Park, Illinois (the Village) as of and for the year ended December 31, 2025, and the notes to financial statements, which collectively comprise the basic financial statements of the Village, and have issued our report thereon dated June 25, 2026, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information (balance sheet, schedule of revenues, expenditures, and changes in fund balance and schedule of fund balance by source) is presented for purposes of additional analysis and is 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 information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
June 25, 2026

SUPPLEMENTARY INFORMATION

VILLAGE OF HANOVER PARK, ILLINOIS

TAX INCREMENT FINANCING DISTRICT FUNDS

BALANCE SHEET

December 31, 2025

	Tax Increment Financing #3	Tax Increment Financing #4	Tax Increment Financing #5	Total
ASSETS				
Cash and investments	\$ 18,599,081	\$ 2,639,701	\$ 1,033,401	\$ 22,272,183
Receivables				
Property taxes	1,042,025	412,404	376,438	1,830,867
Accounts	4,453	87,508	-	91,961
Accrued interest	111,337	31,521	3,629	146,487
TOTAL ASSETS	\$ 19,756,896	\$ 3,171,134	\$ 1,413,468	\$ 24,341,498
LIABILITIES AND FUND BALANCE				
LIABILITIES				
Accounts payable	\$ 96,544	\$ 41,896	\$ 32,903	171,343
Other payables	84,433	52,572	40,000	177,005
Total Liabilities	180,977	94,468	72,903	348,348
FUND BALANCE				
Restricted				
Community development	19,575,919	3,076,666	1,340,565	23,993,150
Total Fund Balance	19,575,919	3,076,666	1,340,565	23,993,150
TOTAL LIABILITIES AND FUND BALANCE	\$ 19,756,896	\$ 3,171,134	\$ 1,413,468	\$ 24,341,498

(See independent auditor's report on supplementary information.

VILLAGE OF HANOVER PARK, ILLINOIS

TAX INCREMENT FINANCING DISTRICT FUNDS

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE**

For the Year Ended December 31, 2025

	Tax Increment Financing #3	Tax Increment Financing #4	Tax Increment Financing #5	Total
REVENUES				
Property Taxes	\$ 2,214,379	\$ 710,878	\$ 533,329	\$ 3,458,586
Investment Income	686,419	91,665	34,356	812,440
Miscellaneous	39,159	200	-	39,359
Total Revenues	2,939,957	802,743	567,685	4,310,385
EXPENDITURES				
Community Development				
Commodities	8,075	-	-	8,075
Contractual services	323,477	116,478	35,688	475,643
Capital outlay	469,396	22,900	12,956	505,252
Total Expenditures	800,948	139,378	48,644	988,970
NET CHANGE IN FUND BALANCE	2,139,009	663,365	519,041	3,321,415
FUND BALANCE , JANUARY 1	17,436,910	2,413,301	821,524	20,671,735
FUND BALANCE, DECEMBER 31	\$ 19,575,919	\$ 3,076,666	\$ 1,340,565	\$ 23,993,150

(See independent auditor's report on supplementary information.

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ATTACHEMENT L

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

The Honorable President
Members of the Board of Trustees
Village of Hanover Park, Illinois

We have examined management's assertion, included in its representation letter dated June 25, 2026, that the Village of Hanover Park, 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 December 31, 2025 for Village Center TIF District (TIF #3), West Irving Park Road Corridor TIF District (TIF #4) and East Irving Park Road TIF District (TIF #5). Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified 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 Hanover Park, Illinois complied with the aforementioned requirements for the year ended December 31, 2025, is fairly stated, in all material respects.

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

Sikich CPA LLC

Naperville, Illinois

June 25, 2026



Village of Hanover Park Administration

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

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

ATTACHMENT O

DESIGNATION OF TIF ADMINISTRATOR

I, Rodney S. Craig, the elected Village President of the Village of Hanover Park, County of Cook and County of DuPage, State of Illinois, do hereby designate Shubhra Govind, Director of Community and Economic Development for the Village of Hanover Park, as the TIF Administrator for all our TIF Districts. I note that Shubhra Govind has been serving as the Village of Hanover Park's TIF Administrator since October 2014. Her contact info is:

Shubhra Govind, AICP
Community and Economic Development Director
Village of Hanover Park, IL
2121 Lake Street, Hanover Park, IL 60133
(630) 823-5781 Office
(630) 823-5786 Fax
sgovind@hpil.org

Rodney S. Craig
Village President

Date