

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2016

Name of Redevelopment Project Area: Irving Park Road East RPA (TIF #5)		
Primary Use of Redevelopment Project Area*:		
If "Combination/Mixed" List Component Types:		
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):		
Tax Increment Allocation Redevelopment Act <u> X </u> Industrial Jobs Recovery Law _____		
	No	Yes
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	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
Were there any 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) (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 or meeting minutes submitted to the municipality by 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 municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	x	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made 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, please enclose a certified letter statement reviewing compliance with the Act 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 list only, not actual agreements labeled Attachment M	x	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

Fund Balance at Beginning of Reporting Period \$ (29,254)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 4,860	\$ 15,884	43%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5	\$ 6	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ 21,000	\$ 21,000	57%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 25,865

Cumulative Total Revenues/Cash Receipts \$ 36,890 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 65,229

Distribution of Surplus

Total Expenditures/Disbursements \$ 65,229

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ (39,363)

FUND BALANCE, END OF REPORTING PERIOD* \$ (68,617)

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

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3) \$ (62,268,617)

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

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

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. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal Services - Storino Ramello & Durkin)	4,092	
Legal Services -Bernie Paul	46,140	
Professional Service - SB Friedman & Co	14,998	
		\$ 65,229
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		
		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

Section 3.2 B

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

_____ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Bernard Paul	Legal Service - Aman Living	\$ 46,139.50
SB Friedman & Co	Professional Service	\$ 14,997.50

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

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

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

FUND BALANCE, END OF REPORTING PERIOD \$ (68,617)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Budgeted TIF costs for Future TIF Projects		\$ 62,200,000

Total Amount Designated for Project Costs \$ 62,200,000

TOTAL AMOUNT DESIGNATED \$ 62,200,000

SURPLUS*/(DEFICIT) \$ (62,268,617)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

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

 X **No property was acquired by the Municipality Within the Redevelopment Project Area**

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2016

TIF NAME: Irving Park Road East RPA (TIF #5)

*Page 1 is to be included with TIF Report. Pages 2-3 are to be included ONLY if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: X **ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below* 6

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ 821,025	\$ 1,000,000	\$ 1,821,025
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0.00

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Former Menards (demo), 900 Irving Park Rd.			
Private Investment Undertaken (See Instructions)	\$ 637,958	\$40,000,000	\$ 40,637,958
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		6.34

Project 2:

<i>Elite Staffing (remodel), 674 Wise Rd</i>			
Private Investment Undertaken (See Instructions)	\$ 15,500		\$ 15,500
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:

<i>Penny's Place (remodel), 680 Wise Rd.</i>			
Private Investment Undertaken (See Instructions)	\$ 99,280		\$ 99,280
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:

T-1 Nails (Interior Build-out), 6640 Wise Road			
Private Investment Undertaken (See Instructions)	\$ 20,000		\$ 20,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:

<i>Orchard Lane Center, 7219 Orchard Lane</i>			
Private Investment Undertaken (See Instructions)	\$ 17,287		\$ 17,287
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:

<i>Strip Mall, 7201-7239 Olde Salem Circle</i>			
Private Investment Undertaken (See Instructions)	\$ 31,000		\$ 31,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0



Village of Hanover Park Administration

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VILLAGE MANAGER
JULIANA A. MALLER

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 complied the Irving Park Road East RPA (TIF #5) Report with the requirements pertaining to the Illinois Tax Incremental Redevelopment Allocation Act during the fiscal year beginning January 1, 2016 and ending December 31, 2016.



Village President



Date

ATTACHMENT C

LAW OFFICES OF
BERNARD Z. PAUL
231 SOUTH FOURTH STREET
DEKALB, ILLINOIS 60115-3732

BERNARD Z. PAUL
bernardzpaul@gmail.com

TELEPHONE
(815)756-1312
(fax) (815)758-2863

OPINION OF LEGAL COUNSEL

Re: Village of Hanover Park, Illinois (the "**Village**") Irving Park Road East Redevelopment Project Area - TIF #5 (the "**TIF #5**") / Annual Tax Increment Finance Report for the Fiscal Year ended December 31, 2016

In connection with the "Annual Tax Increment Finance Report" under 65 ILCS 5/11-74.4-5(d) (the "**Act**") for the fiscal year ending December 31, 2016 for the Irving Park Road East Redevelopment Project Area - TIF #5 (the "**Annual Report**"), I am acting as the Village Attorney for the Village of Hanover Park, and, based upon review of the Annual Report, in reliance on representations made by officers and employees of the Village in such Annual Report, and in reliance on the Village's officials and tax increment finance planners as to all proceedings preliminary to, in connection with and related to the adoption of tax increment finance, the approval of the redevelopment plan and redevelopment project and the designation of the Irving Park Road East Redevelopment Project Area - TIF #5, as such adoption, approval and designation have been supplemented and amended, but without making any independent investigation or inquiry in connection with any of the foregoing, as of December 31, 2016, nothing had come to my attention during said period to lead me to conclude other than that the Village as of such date was in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*).

In connection herewith, I am assuming the accuracy, completeness and sufficiency of all documents, statements and representations by and on behalf of the Village and its officers and agents provided to me related to such TIF and in the Annual Report, and I express no opinion as to (i) the sufficiency or completeness of the Annual Report (or any Irving Park Road East Redevelopment Project Area - TIF #5 audit), (ii) the receipt and application of incremental taxes, or (iii) the payment of redevelopment project costs related to such TIF. This constitutes the "**opinion of legal counsel**" under the Act, and may not be cited or used in connection with anything other than submission with the Annual Report.

Dated as of: August 24, 2017

Very truly yours,



Bernard Z. Paul

Attachment D – Activities Statement

TIF #5 –Irving Park Road East Corridor RPA

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 Irving Park Road East Tax Increment Redevelopment Project and Plan (“TIF #5”) was adopted on January 10, 2013.

During the fiscal year beginning January 1, 2016 and ending December 31, 2016 (FY2016), various activities and projects were undertaken in furtherance of the objectives of TIF #5, including the following:

- 1) Olde Salem Café, an existing business in the Olde Salem Shopping Center tripled in sized during 2016 to become a full sit-down restaurant. The restaurant, located at 7213 Olde Salem Circle, spent approximately \$20,000 on the renovations and added more employees.
- 2) Village representatives have been working with a developer of a senior housing community on the currently vacant 11-acre parcel (old Menards site). If approved, the development will feature: 55 market-rate townhomes, 75 one-bedroom and two-bedrooms condominiums, 85 assisted living units, a 10,000 square foot club house, 200,000 square feet of new open space, natural walking paths, several amenities and a one acre commercial retail pad. The developer went through two Development Commission public hearings in 2016 and is now working with the Village to finalize a Redevelopment Agreement. The developer did take control of the property by purchasing the land. Additionally, the parking lot for the former Menards was removed in 2016. Construction on the developer is anticipated later in 2017. The developer is requesting \$6.3 million in TIF assistance after demonstrating a financial need. The Village is performing an analysis and is drafting the Redevelopment Agreement so as to ensure construction and substantial completion of the project before any funding is provided. It is anticipated that the financial reimbursement will occur in the form of developer note(s). The financial assistance will be limited to the increment generated solely from the development.



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ATTACHMENT H

VILLAGE OF HANOVER PARK

Tax Increment Financing District (TIF) # 5 Irving Park Road East TIF Redevelopment Area

**Municipal Building, Village Board Room 214
2011 W. Lake Street
Hanover Park, IL 60133**

**Wednesday, December 21, 2016
3:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Mayor Craig called the meeting to order at 3:00 pm.

Present:

Meisha Homes	Planning and Development
Lauren Hummel	Township High School District 54
Larry Weniger	Township of Schaumburg
Ric King	School District 54
Beth Valenziano	Schaumburg Township District Library
Ron Pauli	Poplar Creek Library

Staff:

Mayor, Village of Hanover Park Rodney Craig
Village Manager, Village of Hanover Park Juliana Maller
Community & Economic Development Director Shubhra Govind
Finance Director Remy Navarrete
Village Attorney Bernard Paul
Deputy Clerk Tish Clark
Village Planner Patrick Ainsworth
Administrative Assistant Kathleen Arnold



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2. **ACCEPTANCE OF AGENDA:**

Motion by Larry Weniger, seconded by Ric King to accept the Agenda.
Voice Vote; All ayes.

3. **APPROVAL OF MINUTES March 18, 2015:**

Motion by Larry Weniger, seconded by Ric King to approve the minutes of March 18, 2015.
Voice Vote. All ayes.

4. **SELECTION OF PUBLIC MEMBER:**

Rich Kamphaus not present.

5. **SELECTION OF CHAIR:**

Motion by Ric King, seconded by Larry Weniger to select Mayor Craig as Chair.
Voice Vote: All ayes.

6. **REVIEW OF TIF REPORTS**

Community & Economic Development Director Shubhra Govind explained that the Village changed its fiscal year from May-April to Jan-Dec, and as such, the State indicated that the Village should submit a 20-month report (8 months of 2014 from May through December and 12 months of 2015). This was also conveyed to the Joint Review Board.

Director Govind reviewed the TIF Financial Report and noted the following activities:

- 1) Staff had serious discussions with the prospective buyer and developer of 900 Irving Park Road (former Menard's site) in order to construct an active senior adult community. The 11.5 acre site is currently vacant and the developer is proposing the following improvements: 55 market-rate townhomes, 75 one-bedroom and two-bedrooms condominiums, 85 assisted living units, a 10,000 square foot club house, 200,000 square feet of new open space, natural walking paths, several amenities and a one acre commercial retail pad. The developer is currently going through the development approval process and hopes to start construction in late 2016.
- 2) Wise Plaza shopping center witnessed new investment with the tenant buildout of T-1 Nails located at 664 Wise Road. The nail salon opened to the public in 2015.

7. **QUESTIONS/DISCUSSION:**

Village Manager Juliana Maller gave a detailed explanation of the request for \$6.3 million of TIF assistance thru a Redevelopment Agreement. The \$6.3 million would be incremented, that's



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generated in that TIF district if the project goes thru. The Village's TIF Advisor have evaluated the numbers and will present the findings to the Village Board for further discussion and approval in the form of a Redevelopment Agreement if they so choose forward. The \$6.3 million is principal, they are requesting a transferable bond with financing costs associated with it. The analysis at this point shows there will be increment above and beyond that assistance that would be generated in that TIF district for life of the TIF or to enhance further redevelopment for the TIF or paid back to the various districts when the TIF is closed. The term of the TIF is 23 years created in 2013 so 20 years remaining. The TIF is not generating the increment now the project would generate the income. They have begun work on the project by grading the parking lot and starting to dig the detention pond. The Developer had purchased the property, the property has been rezoned and the proposed PUD was presented to the Development Commission on December 8, 2016. The Findings of Facts will go before the Board on January 5, 2017. The final PUD will go before the Board at a later date.

Ric King asked if there will be covenants addressing age restrictions.

Village Planner Ainsworth responded covenants detailing the minimum age will be fifty-five plus and no child can stay there under the age of 18 for more than 30 days, as well as no renter's clauses will be submitted with the Redevelopment Agreement for review and Board approval.

8. PUBLIC COMMENTS: None.

9. ADJOURNMENT: 3:10 p.m.

Motion by Larry Weniger to adjourn, seconded by Ric King.
Voice Vote: All ayes.

Recorded and Transcribed by:

Kathleen Arnold, Administrative Assistant
this 21st day of December, 2016.