



**NOTICE OF SPECIAL MEETING**

**CLARENDON HILLS DOWNTOWN  
TIF DISTRICT  
JOINT REVIEW BOARD**

Notice is hereby given to all interested parties that pursuant to the requirements of 65 ILCS 5/11-74.4-1 *et seq.*, a meeting of the TIF Joint Review Board for the Clarendon Hills Downtown Tax Increment Financing District will be held on Tuesday, December 02, 2025, at 9:15 a.m., in the Clarendon Hills Village Hall Board Room, 1 North Prospect Avenue, Clarendon Hills, Illinois. Said meeting will be open to the public. A copy of the Agenda for said meeting is attached.

**AGENDA**  
**TIF JOINT REVIEW BOARD SPECIAL MEETING**  
**CLARENDON HILLS DOWNTOWN TIF DISTRICT**

**TUESDAY, DECEMBER 02, 2025 AT 9:15 A.M.**  
**VILLAGE HALL, 1 N. PROSPECT AVENUE**

Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 235 338 363 723 9

Passcode: 4ZQ3Fv68

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 630-884-8086,,50351534#](#)

Phone Conference ID: 503 515 34#

- I. Call meeting to order
- II. Roll Call of TIF Joint Review Board Members

<u>Member</u>	<u>Representative</u>
1. Village of Clarendon Hills	Eric Tech (Chairperson)
2. County of DuPage	_____
3. Downers Grove Township	_____
4. College of DuPage Community College District 502	_____
5. Hinsdale Township High School District No. 86	_____
6. Consolidated Elementary School District No. 181	_____
7. Clarendon Hills Park District	_____

8. Public Member Mike McCurry

III. Approve Minutes of the November 18, 2024 TIF Joint Review Board Meeting

IV. Review of Annual TIF Report

V. TIF Joint Review Board Question and Answer Period

VI. Adjournment

**MINUTES OF A  
TIF JOINT REVIEW BOARD SPECIAL MEETING  
CLARENDON HILLS DOWNTOWN TIF DISTRICT**

Village of Clarendon Hills  
One North Prospect Avenue, Clarendon Hills, Illinois  
MONDAY, NOVEMBER 18, 2024, at 10:15 AM

**I. CALL TO ORDER:** Meeting was called to order by Chairperson Zachery Creer at 10:15 AM.

**II. ROLL CALL OF BOARD MEMBERS:**

- a) Village of Clarendon Hills - Village Manager Zachery Creer (Chairperson)
- b) County of DuPage – absent
- c) Downers Grove Township – absent
- d) College of DuPage/Community College District No. 502 - absent
- e) Hinsdale Township High School District No. 86 – Josh Stevenson
- f) Consolidated Elementary School District No. 181 – Absent
- g) Clarendon Hills Park District – Absent
- h) Public Member – Mike McCurry

Also Present: Village of Clarendon Hills Finance Director, Maureen B. Potempa, Community Development Director, Ed Cage, Assistant Finance Director, Kari Krzemkowski, and Village Attorney Jason Guisinger.

**III. APPROVAL OF THE MINUTES FOR DECEMBER 18, 2023 JOINT REVIEW BOARD MEETING:**

Member Fletcher moved to approve the December 18, 2023, Joint Review Board Meeting Minutes; Member Creer seconded. On a roll call vote, the vote was as follows:

Ayes: Member Creer, Member Stevenson, Member Fletcher, and Member McCurry  
Nays: None  
MOTION CARRIED

**IV. REVIEW OF THE ANNUAL TIF REPORT:**

Finance Director Potempa presented the Annual TIF Report for the fiscal year 2023 (1/1/23 to 12/31/23). Member Fletcher moved to accept the Annual TIF Report as submitted and presented; Member Creer seconded. On a roll call vote, the vote was as follows:

Ayes: Member Creer, Member Stevenson, Member Fletcher, and Member McCurry  
Nays: None  
MOTION CARRIED

V. JOINT REVIEW BOARD QUESTION AND ANSWER PERIOD

During the discussion, Community Development Director Ed Cage provided a general within the TIF district.

VI. ADJOURNMENT

Member Fletcher moved to adjourn the meeting of the Joint Review Board at 10:25 AM; Member McCurry seconded. On a roll call vote, the vote was as follows:

Ayes: Member Creer, Member Stevenson, Member Fletcher, and  
Member McCurry

Nays: None  
MOTION CARRIED MEETING ADJOURNED