



**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	_____



**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