

Village of Winthrop Harbor  
President and Board of Trustees  
**Public Hearing (TIF)**  
April 2, 2019 – 7:00pm  
*Municipal Building – 830 Sheridan Road – Winthrop Harbor, IL*

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## **MINUTES**

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The meeting was called to order by Mayor Bruno at 7:00 PM.

The following Elected Officials were present:

Mayor: Dr. Michael Bruno

Trustees: Buddy Hargett, John Levin, Robert Marabella, Dana McCarthy, Richard Robards,  
Hartmutt “Fritz” Weiss

Also present:

Rob Rychlicki, Kane/McKenna TIF Consul.  
Phil McKenna, Kane/McKenna TIF Consul.  
Pat DiPersio, Community Development Director  
Robert Long, Attorney  
Julie Rittenhouse, Village Clerk

### **PUBLIC HEARINGS**

#### *A. Proposed Sheridan Road TIF District*

- i. Mr. Rychlicki from Kane, McKenna gave a brief overview of the TIF
- ii. Written comments to be accepted into record
- iii. Oral testimony
  1. Nimrod Warda – 720 Whitney – Was concerned that this Hearing for the TIF was on the same night as voting and the Regular Board Meeting. He made the statement that the Taxing Bodies that were present at the Review Board Meeting were not in support of the TIF but they gave us the approval to move forward. Although in favor of TIF Districts, Mr. Warda had many comments and questions about a TIF District in Winthrop Harbor
  2. Joy Mix – 1901 2<sup>nd</sup> Street – We aren’t in the TIF District but we are surrounded by it. Wanted to know if the information that was presented tonight would be made available on the Website. She wanted to know what the plan or vision was for the TIF. Attorney Long told her the best overall vision would be to look at our Comprehensive Plan that was passed a couple of years ago. She said that some TIF’s failed to produce extra jobs and did not increase property values. She wanted to know how we know for sure it would help Winthrop Harbor. What other alternatives are there besides a TIF

District? The TIF is to try and drive business into the Village for sales tax revenue. We need attractions to bring people to shop here. She asked questions about the existing houses within the TIF District and how it would affect them. She had many great questions and comments.

- 3. Bob Schrank – 1901 2<sup>nd</sup> Street - How does the selling process work if you are zoned both residential and business? What happens if the two properties between me and Sheridan Road decide to sell? The uses that exist today will continue to exist as they are for as long as they want. If they want to change the use they would have to look at the zoning. We are not going to use the TIF to change the use. Over the 23-year process, can the TIF be changed or does it remain the same?
- 4. Samantha Schultz – 717 Park – regarding the environmental impact - If anyone builds along the creek, would they still have to do the environmental impact survey like we had to? Is the Comprehensive Plan available? Will it change?
- 5. Gary Rendall – 2207 Mae Court – Are there any examples of a TIF that are successful in a Village? Antioch is a good example. When the first TIF was put in place, they had 3500 people and now there is 14,000 with a beautiful downtown area. He asked about the speed limit down Sheridan Road.

**ADJOURNMENT**

**1** - A motion was made by Trustee Robards and seconded by Trustee Weiss to adjourn the meeting. Mayor Bruno declared the meeting adjourned at 8:04pm on the following roll call vote:

**Ayes: (6) Hargett, Levin, Marabella, McCarthy, Robards, Weiss**  
**Nays: (0)**  
**Absent: (0)**  
**Passed: (0)**

**APPROVED:**

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**DR. MICHAEL BRUNO, MAYOR**

**ATTEST:**

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**JULIE RITTENHOUSE, VILLAGE CLERK**

**Note: This is not a verbatim record.**