



# Village of Hanover Park Administration

Municipal Building  
2121 West Lake Street, Hanover Park, IL 60133  
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[hpil.org](http://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

### VILLAGE BOARD REGULAR MEETING 2121 Lake Street, Hanover Park, IL 60133

Thursday, February 3, 2022  
7:01 p.m.

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 7:01 p.m.

Roll Call:

PRESENT: Trustees: Bankole, Prigge, Hussaini, Gutierrez, and Porter  
Kemper attended electronically as per Village Attorney Paul

ABSENT: Trustee(s): None

Quorum established.

ALSO PRESENT: Attorney Bernie Paul, Village Manager Maller and Department Heads.

#### 2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. Village Attorney Paul spoke to the purchase and redevelopment of Village property known as the Hanover Square Shopping Center. He noted that this property is part of a TIF, therefore a Public Notice was published in the Daily Herald Newspaper on two consecutive days, fourteen days prior to tonight's meeting, and invited anyone who may have an alternate proposal for the shopping center to submit their proposal to the Village Clerk's Office, on or before 4:00 p.m. today. Therefore, time was allotted to publicly open and read any proposals sent to the Village for the purchase and redevelopment of the Hanover Square Shopping Center site.

4. Village Attorney Paul asked Village Clerk Merrill if she had received any proposals. Village Clerk Merrill noted that she had not received any alternate proposals.

#### 5. ACCEPTANCE OF AGENDA

Motion by Trustee Prigge and second by Trustee Hussaini to accept the agenda.

Roll Call:

AYES: Bankole, Prigge, Hussaini, Gutierrez, Porter, Kemper  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

**6. PRESENTATIONS**

None

**7. TOWNHALL SESSION**

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes.

None

**8. VILLAGE PRESIDENT REPORT – RODNEY S. CRAIG**

President Craig spoke to his recent attendance at the US Conference of Mayors in DC and that noted he was thankful being back in attendance after two years and that he enjoyed the collaboration of everyone being back together again.

President Craig thanked Village Manager Maller for her work on the railroad initiative and spoke to RGM Inc., and ER2 Image Group regarding their proposed business expansion in Hanover Park.

**9. Motion by Trustee Prigge and second by Trustee Hussaini to approve Consent Agenda by Omnibus vote.**

Roll Call:

AYES: Prigge, Hussaini, Gutierrez, Porter, Kemper, Bankole  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

All matters listed under Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion in the form listed above. There will be no further discussion of these items. If discussion is desired, that item will be removed from Consent Agenda and will be considered separately.

**9-A.1 (C.A.)** Motion to pass a Resolution authorizing a further amendment to an Intergovernmental Agreement between Community College District 509 (Elgin Community College), Community College District 512 (William Rainey Harper College), the Chicago Cook Workforce Partnership and the Village of Hanover Park.

**9-A.2 (C.A.)** Move to pass an Ordinance approving a 4th lease extension for retail space in the Hanover Square Shopping Center to Elgin Community College District 509.

**9-A.3 (C.A.)** Motion to pass a Resolution authorizing an Inter-Governmental Grant Agreement – Grant # 20-203264 – in the amount of \$300,000 for the implementation of various roadway lighting improvements, within the I.D.O.T. Right-of-Way, along Illinois Route 19/Irving Park Road between Astor Avenue and Barrington Road in Hanover Park.

**9-A.4 (C.A.)** Move to pass a resolution authorizing an Inter-governmental Grant Agreement – Grant #20-203181 – for the improvement of softball and baseball fields and parking – MWRD fields – in an amount not to exceed \$1,042,000.

**9-A.5** Motion by Trustee Prigge and second by Trustee Hussaini to approve to pass an Ordinance authorizing the sale of property – Hanover Square Shopping Center and out lot parcel (UG Necessity Retail Fund 2 LP, A Delaware Limited Partnership). *A three-fourths vote of the corporate authority is required.*

Village Attorney Paul introduced Mr. Sean Sharko, the Real Estate Broker for the Village, who made himself available for questions.

Trustee Porter enquired as to the experience of this buyer in relation to the operation and maintenance of shopping centers of this type and overall profitability.

Mr. Sean Sharko, noted that the proposed national buyer primarily focuses on these types of projects and that they are very adept at what they do in relation to leasing, tenant relationships, and tenant mix thus creating synergy so that all tenants thrive together. That they are a professional operator with deep relationship track records unlike other buyers.

Trustee Bankole enquired as to how long this buyer will hold on to the property if the buyer is willing to pay the asking amount for the property. Mr. Sharko responded that he does not know the length in terms of retention but that are willing to pay the asking price for the property. He noted that it has been two years since they bought property in Illinois and named the previous properties they redeveloped that he could recall.

Trustee Porter asked if this offer is the best offer we received. Mr. Sharko replied that it is the best offer proposed.

Trustee Gutierrez enquired as to how the current businesses and the Education Work Center will be impacted. Village Manager Maller noted that the Education Work Center has recently obtained a one year lease extension and that she believes the new owners, like the current uses in the center, would focus on the sections that are not currently leased. She noted that perhaps, after the one-year lease extension expires, that the Education Work Center could negotiate further with the new owner, and/or perhaps the property would be sold again by then and negotiations can be had with whomever purchases the property at that time.

Roll Call:

AYES: Hussaini, Gutierrez, Porter, Kemper, Bankole, Prigge, Craig  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

**7-A.6** Motion by Trustee Prigge and second by Trustee Gutierrez to approve Warrant 2/03/2022 in the amount of \$679,588.83.

No questions.

Roll Call:

AYES: Gutierrez, Porter, Kemper, Bankole, Prigge, Hussaini  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

**7-A.8** Motion by Trustee Prigge and second by Trustee Gutierrez to approve Warrant Paid in Advance (1/15/2022-1/28/2022) in the amount of \$1,056,978.83.

No questions.

Roll Call:

AYES: Porter, Kemper, Bankole, Prigge, Hussaini, Gutierrez  
NAYS: None

ABSENT: None  
ABSTENTION: None

Motion carried.

**8. VILLAGE MANAGER'S REPORT – JULIANA MALLER**

Village Manager Maller spoke to the three items as follows:

1. Village Manager Maller noted that on the last Board Meeting, there had been an item on the agenda with a motion to waive the fees for our ambulatory fire department services during the Al Huda Vaccine Booster Clinic Event. She noted that the Board had asked for additional information, and that the agenda item was pulled from the agenda. She noted that she is now providing the additional information for Board consideration. She provided the additional information and made herself available for any questions the Board may have.

Questions by the Board were fielded and answered.

Village Manager Maller asked for direction from the Board.

Discussion ensued and consensus by the Board to waive the entire accumulated fees from the two vaccine clinics held by Al Huda in 2021.

2. Village Manager Maller spoke to the recent approval of an ordinance in connection with water rates and water billing. She noted that Village staff met with the Hanover Township staff to discuss a possible implementation of a process, whereas the Township would identify low-income residents by means of meeting the LIHEAP requirements, and that once the Township identified the resident(s) that the Township would then notify the Village and then the Village could make the necessary adjustments.

Village Manager Maller noted that if the Board is agreeable to this process, then the Village would take the necessary steps to implement that process and that residents will be notified through the water billing process.

Village Manager Maller noted that the estimate of seniors and low-income residents qualifying is about 1,000 residents in Hanover Park, and that the budget will fall short by about \$7,379.00.

Trustee Porter noted that our residents were not notified of the water rate increase prior to receiving their water bill. He stressed that moving forward the Village should implement a better process to notify our residents of any changes in water rates and/or billing.

Trustee Bankole also expressed her disappointment with the village staff and the lack of communication to the residents regarding the rate increase.

Trustee Porter noted that he would like our residents to be notified on how they may be able to participate in opportunities for service fee reductions by means of a robust effort of communication and assistance in all areas so that the residents can take advantage of all reduced fee measures that may be available to them.

Village Manager Maller noted that communication to residents will be sent through the water billing statement process and requested direction from the Board on next steps.

Discussion ensued regarding other viable outreach options.

Trustee Bankole spoke to the Ordinance passed on the Board meeting of December 16, 2021, and requested that there be more consistency in our communication to our residents and requested a copy of the Ordinance for further review by the Board.

Consensus that Clerk Merrill is to provide the Board with the amended ordinance for further review, clarification, and discussion and for Village Manager Maller to coordinate a workshop meeting to facilitate the above referenced.

Further questions by Trustee Bankole were fielded and answered.

3. Village Manger Maller spoke to the proposed railroad line merger between Canadian Pacific and Kansas City. She noted that the next Board meeting agenda will contain a Memorandum of Understanding outlining the formation of a multi-community coalition and request for spending authority for assistance in this effort. She spoke to mitigation efforts, next steps and emphasized that retainment of engineers and attorneys is necessary and that the cost for their services will be shared by the coalition of communities impacted by the merger.

Questions fielded and answered.

4. Village Manger Maller closed by speaking to a zoning ordinance that will be on the next board meeting agenda. She noted that the Board is encouraged to attend the February 17, 2022 open house.

## **9. VILLAGE CLERK'S REPORT – KRISTY MERRILL**

Village Clerk Merrill spoke to the upcoming STARRS Program featuring artwork from Spring Wood Middle School on February 16, 2022, from 6-7pm. She thanked the Greenbrook Elementary School students, and their art teacher Mrs. White, for sharing their artwork with us and that their artwork is currently featured in our lobby.

## **10. CORPORATION COUNSEL'S REPORT – BERNARD Z. PAUL**

No report.

## **11. VILLAGE TRUSTEES REPORTS**

### **11-A. Yasmeen Bankole**

Trustee Bankole met with the ALIVE Center Board and noted that we are looking forward to the programs they will be providing for the Tanglewood community residents. She noted that their ribbon cutting will take place on March 15, 2022.

Trustee Bankole and thanked Public Works Director, Moore and the public works staff for all their hard work with the snow removal. She closed by reminding all that the month of February is Black History Month.

### **11-B. Bob Prigge**

No report.

### **11-C. Syed Hussaini**

Trustee Hussaini noted that January 26, 2022 was Indian Republic Day, and that the Development Commission is working hard and looking forward to the Village Center's open house on February 17, 2022. He thanked Village Staff for providing the answers to his questions in connection to the athletic fields. He closed by speaking to the numerous calls he has received from residents regarding their current needs.

### **11-D. Liza Gutierrez**

Trustee Gutierrez also thanked staff for providing the answers to the Board questions. She noted that the POC has been tackling the transportation issues set before them and that they will be hosting The Day of Warmth for Those in Need event, on February 19, 2022 from 9:00 a.m., to 12:00 p.m., at the Christ Presbyterian Church. She spoke to the Historic Committee and their current focus of identifying the historic

homes on Ontarioville Road. She noted that the Schaumburg Township, DEI Committee, is looking to recognize and honor the land on which the Township sits as original land of the Potawatomi Indian Tribe.

Trustee Gutierrez spoke to the Development and Economic Committee and asked anyone interested to follow the Development and Economic Committee on their Facebook page. She closed by speaking to the Special Event Permit process and wishes to have a discussion regarding the current process and how the process can be better streamlined.

**11-E. Herb Porter**

Trustee Porter recognized the month of February being Black History Month and noted that the customary event sponsored by the Sister Cities Committee has been cancelled again this year due to Covid 19. He noted that he would like the Board to revisit the zoning for cannabis shops in Hanover Park, as this could bring us more applicants and increased tax revenue. He requested that the Community Economic and Development department review the zoning code and present their findings and recommendations and options to the Board during a workshop to be held sometime in March.

**11-F. James Kemper**

Trustee Kemper also expressed his interest in revisiting the zoning code for cannabis shops. He congratulated the public works staff on a great job in their snow removal efforts.

**12. EXECUTIVE SESSION**

None scheduled.

**13. ADJOURNMENT**

Motion by Trustee Porter and second by Trustee Prigge to adjourn.

Roll Call:

AYES: Kemper, Bankole, Prigge, Hussaini, Gutierrez, Porter  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried: Meeting adjourned at 9:00 P.M.

Recorded and transcribed by Kristy Merrill Village Clerk

Minutes approved by President and Board of Trustees on this: \_\_\_ day of \_\_\_\_\_ 2021.