



# Village of Hanover Park Administration

Municipal Building  
2121 West Lake Street, Hanover Park, IL 60133  
630-823-5600 tel 630-823-5786 fax

hpil.org

**Village President**  
Rodney S. Craig

**Village Clerk**  
Eira L. Corral Sepúlveda

**Trustees**  
James Kemper  
Fanny Y. López Benítez  
Herb Porter  
Bob Prigge  
Rick Roberts  
Sharmin Shahjahan

**Village Manager**  
Juliana A. Maller

## VILLAGE OF HANOVER PARK

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

Thursday, April 2, 2019  
7:00 p.m.

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 7:02 p.m.

Roll Call:

PRESENT: Trustees: Porter, Kemper, López Benítez, Shahjahan, Prigge

ABSENT: Trustee(s): Roberts

Quorum established.

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

#### 2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

#### 3. ACCEPTANCE OF AGENDA

Motion by Trustee Kemper and seconded by Trustee Shahjahan to accept the agenda.

Roll Call:

AYES: Porter, Kemper, López Benítez, Shahjahan, Prigge

NAYS: None

ABSENT: Roberts

ABSTENTION: None

Motion carried.

#### 4. PRESENTATIONS

None.

#### 5. TOWNHALL SESSION

None.

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

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

President Craig thanked all for their patience and understanding during this difficult time and spoke to Village staff attendance and health status. He noted that the Village is running smoothly and that everything is progressing nicely under the circumstances.

President Craig provided summary of Covid-19 cases and noted that thirteen cases were reported in Cook County and one in DuPage County.

- 6-A.1** Motion by Trustee Kemper and seconded by Trustee Prigge to remove from the table the previously tabled motion to award a contract for the Ontarioville Town Center Improvements to A Lamp Concrete Contractors, Inc. in an amount not to exceed \$3,383,579.03 and authorize the Village Manager to execute the necessary documents. Further, to ensure that the project stays on schedule and without delays, authorize the Village Manager to expend up to 10% contingency in an amount not to exceed \$338,357.90, for a total of \$3,721,936.93, for potential change orders for additional work during the construction phase.

Roll Call:

AYES: Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: Roberts  
ABSTENTION: None

Motion carried to remove the item from the table.

Trustee Roberts is recognized at 7:10 p.m.

- 6-A.2** Motion by Trustee Kemper and seconded by Trustee Shahjahan to award a contract for the Ontarioville Town Center Improvements to A Lamp Concrete Contractors, Inc. in an amount not to exceed \$3,383,579.03 and authorize the Village Manager to execute the necessary documents. Further, to ensure that the project stays on schedule and without delays, authorize the Village Manager to expend up to 10% contingency in an amount not to exceed \$338,357.90, for a total of \$3,721,936.93, for potential change orders for additional work during the construction phase.

Discussion ensued including, but not limited to, provisions to ensure that there is thermal scanning for the construction workers, medical staff, hand washing and sanitizing stations throughout the work site and that workers be provided with appropriate protective equipment and social distance guidelines.

Discussion ensued, Trustee Kemper, Trustee Roberts and Public Works Director Moore reassured all that construction project leaders on commercial sites are already following provision points discussed.

Trustee Roberts and Trustee López Benítez recommended that the Village provide explanation to our residents about the project, including but not limited to, the cost, importance of the project for our community, project funding and the possible negative consequences should this project not move forward now.

President Craig noted that plans to provide that information have already been arranged, with Deputy Manager Webb, to create a video that will be posted on our website as well as our social media platforms. It was suggested that perhaps releasing a Public Notice and/or Press Release should also be considered. Village Manager Maller noted that a Press Release will be released.

Trustee Porter enquired as to the possibility of hiring Hanover Park residents to work on the project. It was determined that the contractor labor staff is compiled of union workers and that a project subcontractor has already been identified, but that the contractor will be encouraged to hire additional site laborers, if needed, and that they be Hanover Park residents. There was consensus that moving forward all contracts will include a provision, in the bid process, for the hiring of Hanover Park residents whenever possible.

Trustee López Benítez asked Village Manager Maller to explain again how the project is being funded, the negative impact it may create if we do not move forward with the project at this time and the benefit from this project to our community.

Village Manager Maller provided a summary of the project timeline, parcel acquisition, she noted that the previous phase of the project was completed to roll into this next phase and dollars would need to be spent to transition a delay of the next phase. She reminded the board that a 12 year TIF extension had been requested and a delay would be lost time with no further opportunities to extend the TIF. She also spoke to the project resulted in a projected higher Equalized Assessed Valuation (EAV) that may enable a lower tax rate for our entire community.

Village Clerk Corral Sepúlveda enquired as to the possibility of re-bidding the project to acquire lower costs. It was explained by Village Manager Maller that the project would be delayed and that there was no evidence that the project cost would be reduced.

Trustee Shahjahan enquired about the State grant program and Village Manager Maller noted that we will be applying for grants for projects identified in the following two agenda items.

No further discussion.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

- 6-A.3** Motion by Trustee Kemper and seconded by Trustee Prigge to remove from the table the previously tabled motion to accept a proposal from S.B. Friedman for Village Center Development Advisory Services an amount not to exceed \$121,500 and authorize the Village Manager to execute the necessary documents.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried to remove the item from the table.

- 6-A.4** Motion by Trustee Kemper and seconded by Trustee Prigge to accept a proposal from S.B. Friedman for Village Center Development Advisory Services an amount not to exceed \$121,500 and authorize the Village Manager to execute the necessary documents.

Village Manager Maller spoke to the project details including, but not limited to the State grant program and our submission of application for the grant.

Trustee Porter enquired about, including, but not limited to, Governor Pritzker's announcement for the grant, the requirement to hold a hearing prior to grant submission, the challenge of holding a hearing amid the Covid-19 safety guidelines and to the possibility that we may not be able to comply with that requirement. Village Manager Maller deferred the question to Public Works Director Moore. Public Works Director Moore noted that he had not investigated the intricacies of that provision but pointed out that similarly to how we are conducting this Board meeting, via Skype, a similar effort may be acceptable for the fulfillment of this requirement.

Further concern was expressed by Trustee Porter in connection with a hearing procedure to allow attendance and/or comments from the public. He recommended that we confirm with the State as to what is

acceptable to do to meet this requirement. Village Manager Maller noted that clarification will be sought and that there is also available funding for these two projects from the TIF Fund.

Further discussion ensued on the grant funding.

Discussion regarding SB Friedman's hourly rate fees of principles for this project, clarification of not to exceed agreement, detailed budget, project estimates, in-person meetings, rates paid to associates vs. principles, possibility to negotiate lower rates moving forward with this consulting enterprise.

No further discussion.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

- 6-A.5** Motion by Trustee Prigge and seconded by Trustee Kemper to remove from the table the previously tabled motion to approve an agreement with The Lakota Group for Village Center Development Professional Planning and Advisory Services in an amount not to exceed \$22,310 and authorize the Village Manager to execute the necessary documents.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried to remove the item from the table.

- 6-A.6** Motion by Trustee Roberts and seconded by Trustee Prigge to approve an agreement with The Lakota Group for Village Center Development Professional Planning and Advisory Services in an amount not to exceed \$22,310 and authorize the Village Manager to execute the necessary documents.

No discussion.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

- 6-A.7** Motion by Trustee Prigge and seconded by Trustee Shahjahan to approve and renew Village President and Local Liquor Commissioner Emergency Order No. 1 providing for Class A and Class E liquor licensees being permitted to serve their respective license beverages for off-premise consumption in conjunction with the sale of food and in their original package only. This motion shall be in effect until the end of the day, May 7, 2020 from the date of its passage, and shall continue for 60 days thereafter unless repealed or amended by the Village Board.

No discussion.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None

ABSENT: None  
ABSTENTION: None

Motion carried.

**6-A.8** Motion by Trustee Shahjahan and seconded by Trustee Prigge to approve Warrant 4/2/2020 in the amount of \$508,866.55.

No questions.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

**6-A.9** Motion by Trustee Kemper and seconded by Trustee Shahjahan to approve Warrant Paid in Advance (3/13/2020-3/26/2020) in the amount of \$252,824.68.

No questions.

Roll Call:

AYES: Roberts, Porter, Kemper, López Benítez, Shahjahan, Prigge  
NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

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

a. Monthly Treasurer's Report – February 2020

Village Manager Maller made herself available for questions from the Board. She noted that staff is conducting a risk evaluation to our budget given public health crisis and that adjustments may take place accordingly.

Question regarding mutual funds and CD's was fielded and answered.

b. Village Operations Update

Village Manager Maller spoke to including, but not limited to, the number of Covid-19 cases in Hanover Park, twenty in Cook County and two in DuPage County, all Village employees are without symptoms of the virus, safety measures implemented by the Village to protect staff, level two staffing, monitoring personal protection equipment, maintaining outreach information and dissemination of same. She noted that public events may be cancelled through June 2020.

President Craig noted that outreach efforts will be implemented to inform residents of event status.

**8. VILLAGE CLERK'S REPORT – EIRA L. CORRAL SEPÚLVEDA**

Village Clerk Corral Sepúlveda noted that April 1, 2020 was Census Day and reminded all those who have not yet completed their census to do so. She noted that our community partners for the census outreach are still active. Also noted that the electronic sign will be moved into several key areas promoting census awareness.

**9. CORPORATION COUNSEL'S REPORT – BERNARD Z. PAUL**

No report.

**10. VILLAGE TRUSTEES REPORTS**

**10-A. RICK ROBERTS**

No report.

**10-B. HERB PORTER**

No report.

**10-C. JAMES KEMPER**

No report.

**10-D. FANNY LÓPEZ BENÍTEZ**

Trustee López Benítez thanked staff for their contribution to the Resource Page and elected officials for granting her the opportunity to compile an immigrant resource list for the community. She noted that it will be ready for publication on our website and social media platform soon.

**10-E. SHARMIN SHAHJAHAN**

Trustee Shahjahan also spoke to the resource guide and our immigrant community. She noted that certain government deadlines have not been extended and may cause a negative impact on immigrants waiting overseas for residency approval. She suggested that a mailer to our residents be implemented and paid for by using event budgets for events that have or will be cancelled. This mailer may include resources available to them through State and Federal agencies.

Trustee Shahjahan enquired about the possibility hosting a virtual townhall thus providing access to all residents to communicate with State representatives and multiple agency service and community organization representatives in real time.

Deputy Manager Webb noted that a flyer containing a resource list will be enclosed with each water bill and mailed to residents this month. The flyer is double sided, one side in English and the dual side in Spanish.

**10-F. BOB PRIGGE**

No report.

**11. EXECUTIVE SESSION**

None.

**12. ADJOURNMENT**

Motion by Trustee Shahjahan and seconded by Trustee Prigge to adjourn.

Voice vote:

All Ayes.

Motion carried: Meeting adjourned at 8:31 P.M.

Recorded and Transcribed by Eira L. Corral Sepúlveda Village Clerk  
Minutes approved by President and Board of Trustees on this: 7<sup>th</sup> day of May 2020.