



# 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](http://hpil.org)

**Village President**  
Rodney S. Craig

**Village Clerk**  
Eira L. Corral Sepúlveda

**Trustees**  
Liza Gutierrez  
James Kemper  
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, September 3, 2020  
7:00 p.m.**

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 7:04 p.m. and provided OMA Virtual Meeting Notice and Governor Pritzker's current Executive Orders and COVID-19 guidelines.

Roll Call:

PRESENT: Trustees: Shahjahan, Prigge, Roberts, Gutierrez, Porter, Kemper

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. ACCEPTANCE OF AGENDA

Motion by Trustee Kemper and seconded by Trustee Porter to accept the agenda. Request by Trustee Porter to remove agenda item 6-A.1 and request by Trustee Shahjahan to remove agenda item 6-A.9 from consent agenda.

No objections.

Roll Call:

AYES: Shahjahan, Prigge, Roberts, Gutierrez, Porter, Kemper

NAYS: None

ABSENT: None

ABSTENTION: None

Motion carried.

**4. PRESENTATIONS**

- a. Presentation – COVID-19 Data

Deputy Village Manager Webb provided COVID-19 status report which comprised data from DHS, IDPH, DuPage and Cook Counties respectively. Data reported encompassed region positivity rates, hospitalizations, fatalities, recovery, and race.

Questions fielded and answered.

- b. Proclamation – Hispanic Heritage Month
- c. Proclamation – 10<sup>th</sup> Anniversary of the Hanover Park-Valparaiso Sister Cities Relationship

**5. 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.

Comment from Eva Porter regarding agenda item 6-A.12 in which she expresses objection to permitting a gun range in our community due to various environmental and health hazards.

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

President Craig spoke to the end of WWII, the impact it had on his father and how it impacted him during his youth.

President Craig spoke to his first, of a series, Walk with the Mayor event and invites all to join him on Saturday, September 5, 2020.

President Craig, in response to Eva Porter, noted that he is excited to have an approval to have a large uninhabited parcel of land that can be developed by a quality developer who by doing so will benefit residents by deferring cost through property taxes.

Motion by Trustee Kemper and seconded by Trustee Prigge to approve remaining agenda items on the Consent Agenda by Omnibus vote.

Roll Call:

- AYES: Shahjahan, Prigge, Roberts, Gutierrez, Porter, Kemper
- NAYS: None
- ABSENT: None
- ABSTENTION: None

No objections.

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.

**6-A.2 (C.A.)** Motion to consent to the appointment of Katrina Naeve as a regular member to the Sister Cities Committee for a term ending on April 30, 2021.

**6-A.3 (C.A.)** Motion to approve the change of membership status for members Arnulfo Flores and Gustavo Pineda from regular members to auxiliary members on the Sister Cities Committee.

**6-A.4 (C.A.)** Motion to consent to the appointment of Dhun Patel as an Auxiliary member to the Development Commission for a term ending on April 30, 2021.

- 6-A.5 (C.A.)** Motion move Scott Neil from a regular member to an auxiliary member and move Israel Vargas from an Auxiliary Member to a regular member on the Development Commission.
- 6-A.6 (C.A.)** Motion to approve the second year of a three-year contract with D & D Maintenance for snow removal from the Village cul-de-sacs for an amount not to exceed \$90,000 and authorize the Village Manager to execute the necessary documents.
- 6-A.7 (C.A.)** Motion to approve the second year of a three-year contract with Acres Group for the snow removal at the Astor Avenue and Mark Thomas Lane apartments' parking lots for an amount not to exceed \$14,195 and authorize the Village Manager to execute the necessary documents.
- 6-A.8 (C.A.)** Motion to approve the third year of a five-year contract with Snow Systems of Wheeling, Illinois for snow removal in the Commuter Parking Lots in accordance with the 4-page bid proposal of which \$30,200 is budgeted for in FY'21.
- 6-A.10 (C.A.)** Motion to pass an Ordinance amending 10, Alcoholic Beverages, of the Municipal Code of Hanover Park, Illinois, as amended, by modifying the prohibition from obtaining a license for premises that are used as an automobile service station as defined in Section 110-2.3, and allowing such gas stations to sell alcoholic liquor under the F classification by also amending Section 10-7 of said Chapter 10.
- 6-A.11 (C.A.)** Move to approve a refund to SprintCom, Inc. for the overpayment of their leased space in the amount of \$161,628.28.
- 6-A.1** Motion by Trustee Roberts and seconded by Trustee Prigge to extend the effective date of the June 4, 2020 Village Board motion approving Village President and Local Liquor Commissioner Emergency Order No. 2 providing for liquor licensees holding any liquor license which provides for on premise consumption of alcoholic liquor or beer and/or wine shall be permitted to serve their respective licensed beverages for off-premise consumption in conjunction with receipt of a permit, compliance with the permit, at the location specified in the permit, and adherence to the guidelines as provided in and authorized by the Outdoor Dining-Recovery Phase of COVID-19 Pandemic Guidelines issued as an administrative order by the Village of Hanover Park, dated June 1, 2020 or as revised thereafter. No off-premise consumption or serving pursuant to the Order or this motion shall occur before 7:00 a.m., or after 10:00 p.m. of any day except Friday and Saturday night for which the closing hour shall be 11:00 p.m. This motion shall be in effect until the end of the day, December 17, 2020 from the day of its passage, and shall continue for 60 days thereafter unless repealed or amended by the Village Board.

Questions fielded and answered.

Trustee Porter inquired on the restriction of the hours for establishments.

Clerk Corral Sepúlveda proposed that the hours for outdoor consumption following what the Municipal Code allows for consumption on the premise.

Consensus for Liquor Commission to review and discuss this issue later.

Roll Call:

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

Motion carried.

- 6-A.9** Motion by Trustee Roberts and seconded by Trustee Kemper to pass an Ordinance amending Section 62-11-1327 of Chapter 62 of the Municipal Code of Hanover Park by expanding the permitted overnight parking on numerous streets.

Motion by Trustee Shahjahan and seconded by Trustee Roberts to amend the ordinance to add a policy informing residents that they have the opportunity for exception due to extenuating reasons.

Discussion regarding the need to communicate to the public clearly that they can contact the Police Department to request for an exemption due to an extenuating circumstance.

Discussion on the impact of such language in the adjudication process.

It was noted that the intention of the amendment is to ensure a communication process of our procedure to residents.

Roll call:

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

Motion carried.

Discussion ensued. Questions fielded and answered.

Trustee Shahjahan called the question.

Roll Call:

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

Motion carried as amended.

**6-A.12** Move to pass an Ordinance granting a Special Use for a Planned Unit Development to permit the GW Property Group LLC development as a commercial use with further special uses to permit an indoor gun range, fire arms school and instruction, a retail store with drive through facilities; granting approval of a preliminary plat of subdivision for GW subdivision; and granting four variances in the "B-2 Local Business District" concerning approximately 3.72 acres of land located at the northeast corner of Lake Street and Bartels Road, Hanover Park, Illinois.

Attorney Paul spoke to a Board Rule and Ordinance stating that signatures are required if there is an Agreement that will be dissolving an Annexation Agreement. He further noted that the Board Rule provides that before this item is placed on the agenda and before a decision can be acted upon; that the Agreement be signed by the private parties, a signature for the developer and a signature from the owner. He noted that a motion to waive the Rule will need to be called if the Board wishes to act on this agenda item.

Motion by Trustee Roberts and seconded by Trustee Kemper to waive the Rule that requires that the document be signed by the private parties prior to consideration by the Board.

Discussion ensued regarding the timeliness of submitting information to the Board ahead of meetings.

Questions fielded and answered to the lack of signatures on the document as required by the Board rules.

Trustee Kemper called the question.

Roll Call:

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

Motion carried.

Attorney Paul noted that the Board was provided with revised document and explained the revisions as changes to the language of indemnification to the Village.

Motion by Trustee Kemper and seconded by Trustee Prigge to pass an Ordinance with the modified Section 14 on page 10 and 11 granting a special use for a Planned Unit Development to permit the GW Property LLC development as a commercial use with further special uses to permit an indoor gun-range, fire arms school and instruction, a retail store with drive through facilities; granting approval of a preliminary plat of subdivision, labeled GW Subdivision; and granting four variances in the "B-2 Local Business District" concerning approximately 3.72 acres of land located at the northeast corner of Lake Street and Bartels Road, Hanover Park, Illinois.

Economic and Community Development Director Govind provided a presentation.

Questions fielded and answered in regards to concerns on how the lead is managed, the regulations followed, and record keeping.

Trustee Porter spoke to his opposition to this project in Hanover Park and expressed his concern regarding the levels of lead, health risk to employees, stolen guns, unsecured guns in the home and unintentional deaths by children, gun suicides, and family domestic violence.

He noted that this business was not in sync with the Village's branding as a family friendly community and noted that cannabis dispensaries had been relegated to obscure corners of the village, while a gun store was being positioned in a main throughfare. He stressed that waiting for the right development proposal was more important than rushing to support the proposal.

Trustee Roberts spoke to responsible gun ownership, education of children, and self-defense.

Trustee Gutierrez inquired if this was only a gun range. It was clarified that a gun store was also a part of the proposal. She noted her support for responsible gun owners to received training. Questions fielded and answered regarding the recovery of stolen guns.

Trustee Shahjahan asked for clarification on whether the property would no longer be annexed to the Village. Attorney Paul noted that the property would continue to remain a part of the Village and explained the mutual benefits of the termination the annexation agreement.

Questions fielded and answered inquired on the market research and the percentage of Hanover Park residents anticipated to visit the business.

Clerk Corral Sepulveda inquired on the market research performed.

Village President interjected and Trustee Kemper called the question. Discussion ensued regarding decorum of calling the question while interrupting Clerk Corral Sepulveda as she was inquiring on the market research performed.

Village Attorney Paul noted that amendment to Section 15 would be needed.

Village Clerk Corral Sepulveda continued with her question on the market research performed. It was noted that the target demographic was 35-65 years old and from a 19-mile radius.

She spoke to the property being along a visible, entry point to the Village of Hanover Park and noted that the business model for the other store locations in Illinois has been one that tucks away this type of establishment. She encouraged the Trustees to look beyond their personal views and desires and rather base their votes on the impact this may have to the general market, economy and future development of the area not just the parcel of land in discussion.

Motion by Trustee Roberts and Trustee Kemper to add at the end of Section 15 the removal of the period and add and after it is signed and acknowledged by the applicant and the Owner but no later than December 17, 2020, and if not so signed and acknowledged by the applicant and the Owner by said date the Ordinance shall not become effective and shall be void.

Roll Call:

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

Motion to amend is carried.

Roll Call on the main motion as amended:

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

Motion as amended passes.

**6-A.13** Motion by Trustee Roberts and seconded by Trustee Shahjahan to approve Warrant 9/03/2020 in the amount of \$1,038,013.00.

No questions.

Roll Call:

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

Motion carried.

**6-A.14** Motion by Trustee Roberts and seconded by Trustee Kemper to approve Warrant Paid in Advance (8/14/2020-8/27/2020) in the amount of \$676,899.59.

No questions.

Roll Call:

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

Motion carried.

**6-A.15** Motion by Trustee Roberts and seconded by Trustee Kemper to approve July 2020 P-Cards in the amount of \$10,189.79.

No questions.

Roll Call:

AYES: Shahjahan, Prigge, Roberts, Gutierrez, Porter, Kemper

NAYS: None  
ABSENT: None  
ABSTENTION: None

Motion carried.

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

a. Treasurer's Report – July 2020

Village Manager Maller made herself available for questions from the Board.

Questions fielded and answered.

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

Village Clerk Corral Sepúlveda spoke to a letter from former Village President Sonia Crashaw regarding former Village Clerk Sherry Craig, in which she affirmed the importance of the voice of the Village Clerk on agenda items that impacted the community, particularly as an elected official.

Village Clerk Corral Sepúlveda noted that she wanted to reaffirm that because it is not appropriate to interrupt any collogue. She noted that she did have insights and questions based on her history, experience and engagement with both residents and businesses that she licenses. She marked her appreciation in the Village President's future proceedings of meetings with respect to that legacy not just for her, but also for any future Clerk. Furthermore, all elected officials deserve that respect, she noted.

Village Clerk Corral Sepúlveda spoke to the history of Labor Day and what it means to blue collar workers in our community. She wished all a Happy Labor Day.

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

No report.

**10. VILLAGE TRUSTEES REPORTS**

**10-A. SHARMIN SHAHJAHAN**

Trustee Shahjahan thanked Village President Craig and Trustee Porter for attending the Women's Equality Day event hosted by Trustee Gutierrez, Village Clerk Corral Sepúlveda and herself.

Trustee Shahjahan spoke to the MLK Build-up Day event on September 12, 2020, at parking lot of Springwood Middle School at 8:30 a.m. Registration is required and health screening and temperature check will be administered to each participant.

**10-B. BOB PRIGGE**

Trustee Prigge wished all a Happy Labor Day.

**10-C. RICK ROBERTS**

Trustee Roberts spoke to the Veterans Day event.

Trustee Roberts spoke to Michael Banks, a coach for the Hurricane Football team who was robbed and murdered in Los Angeles, California last week. He noted that he will be missed and that he is a loss to our community.

**10-D. LIZA GUTIERREZ**

Trustee Gutierrez spoke to the increasing COVID-19 virus encouraged all to continue to wear your face coverings.

Trustee Gutierrez thanked Trustee Shahjahan and Village Clerk Corral Sepúlveda for hosting the Women’s Equality Day event and spoke to her upcoming Immigrant Know Your Rights event.

**10-E. HERB PORTER**

Trustee Porter congratulated Village Clerk Corral Sepúlveda and Deputy Village Manager Webb on their great job they have done on the outreach for the 2020 Census. He noted that we have surpassed the census numbers from 2010.

Trustee Porter thanked Trustee Shahjahan, Trustee Gutierrez and Village Clerk Corral Sepúlveda for hosting the Women’s Equality Day event and thanked Village President Craig for coordinating the COVID-19 testing with Evangel Church.

Trustee Porter spoke to the upcoming September 23, 2020, third and final, Peace Together Our Community event.

Trustee Porter spoke to his strong belief against gun violence and stands firmly against having a gun range in our community.

**10-F. JAMES KEMPER**

Trustee Kemper spoke to the dangers exposed to the plumbing industry and thanked them for their dedication.

Trustee Kemper wished all a Happy Labor Day.

**11. EXECUTIVE SESSION**

- a. Section 2(c)(1) – Personnel
- b. Section 2(c)(2) – Collective Bargaining
- c. Section 2(c)(6) – Setting the price for the sale of property owned by the Village
- d. Section 2(c)(11) Pending or probable litigation

Motion by Trustee Kemper and seconded by Trustee Roberts to go into Executive Session

Roll Call:

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

Motion carried.

**12. ADJOURNMENT**

Motion by Trustee Kemper and seconded by Trustee Roberts to adjourn and not return to open meeting.

Roll Call:

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



Motion carried: Meeting adjourned at 10.16 P.M.

Recorded and Transcribed by Eira L. Corral Sepúlveda Village Clerk  
Minutes approved by President and Board of Trustees on this 1st day of October 2020.