

MEETING: REGULAR BOARD OF TRUSTEES MEETING  
VILLAGE OF HANOVER PARK  
DATE: MAY 21, 2009  
LOCATION: MUNICIPAL BUILDING  
2121 West Lake Street  
Hanover Park, IL 60133

1. CALL TO ORDER - ROLL CALL

President Craig called the Meeting to Order at 7:30 P.M.

PRESENT: Trustees Joseph Nicolosi, Edward J. Zimel Jar, Toni L. Carter, Bill Cannon, Rick Roberts, Lori Kaiser, and President Rodney Craig

ABSENT: None

ALSO PRESENT: Corporation Counsel Bernard Z. Paul

**Pledge of Allegiance**

2. PLEDGE OF ALLEGIANCE

All joined in the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Trustee Cannon and seconded to place Items 6-A.4, 5, 6, 7, 8, 11, 12, 13, 15, and 16 on a Consent Agenda. President Craig requested that the presentation for Item 4-A.5 be moved to go along with Item 6-A.10. Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Approved Items-A.4, 5, 6, 7, 8, 11, 12, 13, 15, and 16 for Consent Agenda and moved Item 4-A.5 to go along with Item 6-A.10

**Approved:** Placed Items on a Consent Agenda and moved Item 4-A.5 to go with Item 6-A.10

4. PRESENTATIONS

4-A.1

President Craig recognized the 2009 Laurel Hill Boys and Girls Basketball Teams. He thanked the coaches for their fine job and congratulated the youth involved. It was noted the youth excelled in academics as well as sports.

4.A.2

Karol Sole, President of the Chicago Area Chapter of the Certified Hazardous Materials Managers, addressed the Board noting they were one of 56 chapters in 37 states with a national membership of more than 4,000 experts in environmental health, safety, and security management. She noted they launched an outreach program to encourage members to promote environmental health and safety and proactive management of hazardous materials. She stated Bob Wachsmuth had twice requested grants from this program for the firefighter rehab program supported by the Fire Corps volunteers, noting the first grant was for \$1,700 in 2007 and was one of the first grants from the local chapter. She presented to President Craig and Chief Haigh a check for \$1,000, with \$500 from the local chapter and \$500 from national. Chief Haigh stated this was a cutting edge program and it was an honor to

recognize Bob Wachsmuth. He presented him with a Department Commendation ribbon.

**Recognition:**  
CERT Graduates

4-A.3

President Craig recognized the graduates from the Community Emergency Response Team (CERT) program training course from the March class. Deputy Chief Webb presented them with their State certificate as well as one from Hanover Park. He gave a synopsis of the program and recognized the instructors, Mike Nowak from the Police Department, Brian Chmielak from the Fire Department, and Sgt. John Dossey from the Police Department, who was unable to attend. President Craig stated this program had been active for a number of years and he was proud there were so many residents involved.

**Presentation:**  
Kids at Hope

4-A.6

Gail Mehlan, from Anne Fox School in School District 54, gave a presentation for the Kids at Hope. The Kids at Hope, is not a program, but it rather is an attitude and belief of hope for children. The program is established in the school setting, but also in the library, church, park district, public works, police and fire departments. Rather than targeting state kids at risk, this program is for kids at hope and for all the children in Hanover Park. There are three beliefs for hope were: 1) children succeed when adults believe they can succeed and if children really believe this, they are capable of success, no exceptions; 2) children succeed when they have meaningful relationships with adults, not just with family but beyond including schools, churches, park districts, coaches, etc.; and 3) children need to be able to articulate that they have a future.

This program changed kids' attitudes and perceptions, children had more self-confidence, and a more goal setting and a positive climate change was noticed at the school. Ms. Mehlan stated it was her intent to make this lifestyle known to Hanover Park and promote the feeling of hope and success. President Craig and members of the Board thanked her. Lastly, she stated prior to this belief, their school was close to the bottom being 23 out of 27 and last year they were #3 in the district.

**Presentation:**  
Hanover Park  
Chamber of  
Commerce

4-A.4

Patricia Langenstrass, Executive Director of the Hanover Park Chamber of Commerce & Industry, introduced the Board of Directors. Mr. Kevin Swan, Chairman of the Board, addressed the Board noting that through the CONECT Committee focused on developing a Chamber of Commerce to support businesses in and around Hanover Park. He noted the Chamber was in their 2<sup>nd</sup> year and had far exceeded their expected goals. He acknowledged Patricia Langenstass who continued with the presentation, giving background history up to current enrollment, events, mailings, etc.

To date the Chamber has 93 members, with retail, professional services, manufacturing, insurance, non-profit, restaurants, real estate, banks, government, education, and healthcare. She noted many events took place since its inception, including training, meetings, annual dinners, meetings with

other local Chambers, and noted past events and future events. She noted they were renewing dues on their anniversary dates.

Ms. Wegner also addressed the Board. President Craig thanked them for their comments and opened the session to questions and answers from the Board. Ms. Langenstrass stated they were a private business with a 501C6 status and could not discuss the Chamber's finances in a public forum. A copy of their financial report was requested, since the Village contributed to their support. A copy of the report on how the Village's money was spent was offered. According to the contract the money was for the officer's salary, for the commission, for rent, utilities, etc. A copy has been sent to the Village Manager and Accounting Department quarterly.

It was requested to have a brief overview of a return on the Village's investment there was money in the bank. A brief review was provided: there were 2-4 events each month, and in this recession time, there were 93 members. Ms. Langenstrass fielded questions from the Board. There was a discussion regarding outreach to home based businesses. President Craig thanked her and applauded all her efforts.

#### **Townhall Session**

#### **5. TOWNHALL SESSION**

No one signed for Townhall Session.

#### **6.A VILLAGE PRESIDENT'S REPORT**

President Craig stated he returned from Las Vegas from the International Shopping Center Convention. He noted there were not as many as in the past. However, he noted there would be some great opportunities for Hanover Park.

President Craig asked that we move to Item 6-A.10 so those present from Exmoor could give their presentation.

#### **4-A.5 and 6-A.10**

Patrick Grill, Community Development Director informed the board that the Village of Hanover Park had been working with representatives from Exmoor Properties for many months on the rehab of Hanover Square Shopping Center project, which is in a TIF district. Exmoor Properties sought TIF inducement to rehab the shopping center. After the presentation, he noted there would be time for questions and answers.

Several people were introduced who were working with the developer. A video presentation was made. Mr. Carrane from Exmoor noted the estimated cost for the rehabilitation was \$6.7 million, which includes: new roofing, new HVAC units, store fronts, new parking lot, landscaping, and bringing the fire suppression system up to current code. He noted that they also planned to place security cameras in the parking lot and at the rear of the building.

He asked for a performance based TIF, which was the value of the property now and what the value was after the improvements. He sought a cap of \$4.7 million and 80% of the TIF as generated each year. He stated in preparing the

development agreement, they followed the Menard's agreement and our consultants (S.B. Freidman & Company) agreed with their conclusion and supported their numbers. He requested from the Village TIF assistance, prompt review of the building plans and issuance of permits, and for assistance with IDOT for an acceleration/de-acceleration lanes.

Mr. Grill confirmed that our consultant, S.B. Friedman & Co., agreed with the developer. A question and answer period generated questions.

Mr. Gary Halatek, 6640 Deerpath Lane, addressed the Board and expressed his concern noting the presentation showed only the exterior improvements, but no details on interior developments. He questioned the infrastructure. He also noted moving the entrance would have an impact on the residential area. He stated the ingress/egress would create a better flow of traffic. It was also questioned if there would be a traffic light at Indian Hill. Exmoor representative answered that there would be improvements to bring up-to-date the interior and that a traffic light may be installed in the future, but it could take some time to go through IDOT.

A discussion followed regarding school bus stops in the area and the effect of a new ingress/egress.

Motion by Trustee Carter and seconded to Authorize the Staff to Review and Begin the Putting Together of a Redevelopment Agreement with Exmoor Properties for the Rehabilitation of the Hanover Square Shopping Center.

Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Authorized the Staff to Review and Begin the Putting Together of a Redevelopment Agreement with Exmoor Properties for the Rehabilitation of the Hanover Square Shopping Center

Motion by Trustee Cannon and seconded to Authorize the Staff to Prepare an Ordinance Approving a TIF-induced Redevelopment Agreement with Exmoor Properties for the Rehabilitation of the Hanover Square Shopping Center.

Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Authorized the Staff to Prepare an Ordinance Approving a TIF-induced Redevelopment Agreement with Exmoor Properties for the Rehabilitation of the Hanover Square Shopping Center

6-A.1

Motion by Trustee Zimel and seconded to go to Executive Session for the purpose of Personnel – Section 2 (c) (1). Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser  
NAYS: None  
ABSENT: None  
Motion carried – Approved Executive Session

President Craig noted that would go to Executive Session after the meeting and they would return for action.

**Approved:**  
Executive Session

6-A.2  
Motion by Trustee Zimel and seconded to go to Executive Session for the purpose of Collective Bargaining – Section 2(c) (2) and return for action.  
Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser  
NAYS: None  
ABSENT: None  
Motion carried – Approved Executive Session

**Approved:**  
Consent Agenda

Motion by Trustee Kaiser and seconded to approve the Items 6-A.4, 5, 6, 7, 8, 11, 12, 13, 15, and 16 as an Omnibus Vote. Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser  
NAYS: None  
ABSENT: None  
Motion carried – Approved Items 6-A.4, 5, 6, 7, 8, 11, 12, 13, 15, and 16 on the Consent

**Passed:** Consent  
Agenda

Motion by Trustee Kaiser and seconded to Pass the Consent Agenda.  
Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser  
NAYS: None  
ABSENT: None  
Motion carried – Passed Consent Agenda

6-A.4 Awarded the Contract for Repair Services related to the Emergency Repair of the Oxidation Disk Drive #7 at STP from DPS Equipment Services in an amount not to exceed \$24,955.00 and Authorized Department Head and/or Village President to Execute Contract Documents.

6-A.5 Awarded Final Year Contract for Cleaning Services with Perfect Cleaning Service, Inc. in an amount not to exceed \$31,500.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.6 Passed Ordinance O-09-12: Authorizing the Sale of by Public Auction of Personal Property Owned by the Village of Hanover Park.

6-A.7 Passed Ordinance O-09-13: Authorizing the Disposal of Personal Property Owned by the Village of Hanover Park.

6-A.8 Awarded the Contract for the Thermoplastic Marking Program to Superior Road Striping in an Amount Not to Exceed \$18,000.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.11 Authorized the application for the Energy Efficiency and Conservation Block Grant for the Retrofitting of Existing Inefficient Street Lights.

6-A.12 Awarded the Contract for the 2009 Sewer & Water Improvements Project to Vian Construction, Inc. in an amount not to exceed \$376,735.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.13 Awarded the Contract for the removal of High Weeds and Grass and Lawn Maintenance Issues with Sebert Landscaping in an Amount Not to Exceed \$13,000.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.15 Awarded Contract for the Purchase of Firefighting Personal Protective Equipment to Total Fire, Inc., in an Amount Not to Exceed \$15,810.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.16 Awarded the Contract for the Purchase of Fire Department Uniforms and Uniform Accessories to Fireground Supply, Inc in an Amount Not to Exceed \$15,000.00 and Authorized Department Head and/or Village President to Issue a Standing Purchase Order.

**Proclamation**

6-A.3

President Craig stated he signed a Proclamation Declaring the Week of May 17-23, 2009 as Emergency Medical Services Week in the Village of Hanover Park.

**Failed: Contract**

6-A.9

Motion by Trustee Cannon and seconded to Award the Contract for the Extension Economic Development Services from MRH & Associates through August 31, 2009 for an Amount Not to Exceed \$8,333.32 and Authorize Department Head and/or Village President to Issue a Standing Purchase Order. An update was requested as to what had been done this past year and Mr. Rand Haas stated things took a long time but he was working on Church Street Station, on a solar program funded by the Department of Energy and working with Northwest Environmental. He stressed that these programs took a long time. Roll call:

AYES: Nicolosi, Zimel

NAYS: Carter, Cannon, Roberts, Kaiser

ABSENT: None

Motion failed - To Award the Contract for the Extension Economic Development Services from MRH & Associates through August 31, 2009 for an Amount Not to Exceed \$8,333.32 and Authorize Department Head and/or Village President to Issue a Standing Purchase Order.

6-A.17

Motion by Trustee Zimel and seconded to Pass Ordinance O-09-14: Establishing the Position of Village Collector. Trustee Carter questioned the band code and salary range for this position. President Craig recommended that the Village Collector position be re-established as it had previously existed,

which reflected a salary reduction to the minimum base salary in the band. Trustee Carter did not have a problem re-establishing the position, however, she recommended that the more appropriate band for this job should be listed in Band 2, Technical & Professional, Sub-Band A, with \$32,000 - \$63,000 salary. Her reasons were that the market did not support this position being in Band 3, which was the management group. She felt at this time we could not justify putting in an entry-level person with no experience into Band 3.

President Craig stated this was below what was paid to the Deputy Clerk. Trustee Carter stated the Deputy Village Clerk had been a Village employee for many years and had experience. The Village Collector did not have any experience and she has only been in her role for 2 weeks and, therefore, it was not justifiable.

President Craig stated if this was re-established as it was, it would be in Sub-Band A of Management Group B.

Trustee Kaiser questioned if there was a job description for the Village Collector. President Craig stated it was his intent to recreate this position as it was before it was done away with. Trustee Kaiser mentioned that the shift of responsibilities evolved in the development of an IT Department, which made it possible for Finance to take over Collections. She asked if we planned to reduce the headcount in the Finance Department, just lessening their workload, or duplicating duties.

President Craig noted that the value of the Clerk in a full-time position was something that the Village could not do without. By law Clerk can hold the Collector's position. Once a Finance Director is also reestablished their role can be reviewed.

Motion by Trustee Carter to call the question whether we have support of the Board in establishing the position of Village Collector. There was no second.

President Craig noted that residents may approach at the closing of the board's discussion.

Trustee Kaiser stated that when the Collector position was eliminated, a Deputy Clerk position was created, giving that individual an increase in pay to handle the duties and be the full-time Clerk at Village Hall. She asked if the Deputy Clerk's salary would be reduced with a full-time Clerk. President Craig answered the Deputy Clerk prior to Jane being hired was a Deputy Clerk who worked side-by-side with Sherry while being a full-time clerk. When Jane was hired, she did not pursue nor want to pursue being Deputy Clerk, until the Collector position was done away, then she was appointed Deputy Clerk. The Village Manager then decided to give her a salary increase that this Board approved. Therefore, Jane is not the first Deputy Clerk. The workload was there for the Clerk and a Deputy Clerk. The intention was to re-establish the value of the Clerk's position, as there is more than enough work within that department.

Trustee Kaiser inquired on the appointment authority of the position. Previously it had been appointed by the Village Manager. The ordinance read that it would be appointed by the Mayor; she opined that this involved politics the hiring of a salaried, full-time, benefitted position in the Village. She was concerned about the cross-over and the politics.

President Craig stated the politics was removed by virtue of the fact the Mayor would appoint and the Board would endorse or support. Trustee Kaiser stated still politics was involved because it was not tied into the Clerk and she felt it was a political appointment with a salary. She inquired on who would be the supervisor of this individual.

President Craig answered that the politics of this position is removed by the fact that the mayor the approval of this board.

Trustee Carter stated that having a collector appointed by the Village President was not a new concept and that other Villages had a Collector position that was appointed by the Village President, at the discretion of the President and Board.

President Craig stated there was plenty of history within this Village, noting 24 years with Sherry, and the number of years with Sonya Crawshaw, plus the Clerk/Collector prior to Sonya. He thought there had been so much value over the years in our history. He stated they first met the Village Clerk/Collector Sonya Crawshaw, who was an elected official; she represented the Board in an exceptional way and made them feel welcome. No one gets elected and comes into the position with experience. That is earned over time. Bringing the Clerk on as Collector, as the Village is to hire a new Finance Director, will be appropriate to be a part of building the new Finance Department team.

Trustee Carter stated she did not have a question but wanted a proper understanding to be defined at a later date of how this role would report and be managed in the performance management tools.

Trustee Nicolosi noted that the Board had eliminated positions in the Village to save money so we could hire policemen, why are we bringing back more payroll if our goal was to reduce payroll by eliminating positions.

President Craig stated a huge component of what was delivered to the residents of this Village was lost in the previous elimination of the Collector position. This was done without discussion or merit, and the position needed to be reinstated as it was.

Trustee Carter agreed with President Craig and added that the functions that were outsourced to Finance using the new tools that were set up by IT should not come back to Clerk's office; however, there was more than enough work for the Deputy Clerk as well as the Village Clerk/Collector to perform. She felt Ms. Jane experienced an increased workload and by having the Collector full-time,

it gave the residents the interface with an elected official but it also freed the Deputy Clerk. She continued that the duties given to the Deputy Clerk could be given back to the Clerk/Collector. She also noted the Deputy Clerk's salary should not be reduced so she could still cover the Clerk when she was unavailable.

Trustee Kaiser questions whether the village will still have Finance performing the responsibilities of the previous Collector position, while creating a new collector position. Assuming that in using the term collector the person is going to collect money, but if finance is going to keep collecting the money, maybe, we need to create a full-time Village Clerk's position. It sounds like we are talking about Clerk duties.

Motion by Trustee Carter and seconded to Call the Question for Support to Establish the Position of Village Collector. Roll call:

AYES: Zimel, Carter, Cannon, Roberts

NAYS: Nicolosi, Kaiser

ABSENT: None

Motion carried – Called the Question for Support to Establish the Position of the Village Collector

Audience member requested that the record show that the discussion was ended.

Roll call to original Motion to Pass the Ordinance:

AYES: Zimel, Cannon, Roberts,

NAYS: Nicolosi, Kaiser

PRESENT: Carter

ABSENT: None

Motion carried – Passed Ordinance O-09-14: Establishing the Position of Village Collector

Counsel advised that a Present Vote went with the majority for a  
TOTAL VOTE: 4 AYES, 2 NAYS

6-A.18

Motion by Trustee Zimel and seconded to Pass Ordinance O-09-15: Amending the Base Salary Plan of the Village of Hanover Park. Trustee Carter recommended that there be a salary freeze for the rest of 2009 for all Village employees and it was pointed out that this was not on the agenda.

Trustee Kaiser asked if this position was moved to another band. Motion by Trustee Carter and seconded to Amend the Ordinance to Move the Village Clerk/Collector to Band 2-Technical & Professional, Sub-Band A. Roll call:

AYES: Nicolosi, Carter, Cannon, Kaiser

NAYS: Zimel, Roberts

ABSENT: None

Motion carried – Amended the Ordinance to Move the Village

Clerk/Collector to Band 2-Technical & Professional, Sub-Band A

Roll call on the main motion to Pass the Ordinance O-09-15 as Amended:

AYES: Carter, Cannon, Kaiser, Craig

NAYS: Nicolosi, Zimel, Roberts

ABSENT: None

Motion carried – Passed Ordinance O-09-15 as Amended

6-A.19

Motion by Trustee Kaiser and seconded to Approve Warrant SWS107 in the Amount of \$1,000,134.87. President Craig fielded questions on the warrant.

Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Approved Warrant SWS107 in the Amount of \$1,000,134.87

**Approved:** Warrant  
SWS107 for  
\$1,000,134.87

6-A.20

Motion by Trustee Kaiser and seconded to Approve Warrant FY 2010 SW606 in the Amount of \$261,818.47. President Craig fielded questions on the warrant. Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Approved Warrant FY2010 SW606 in the Amount of \$261,818.47

**Approved:** Warrant  
FY 2010 SW606 for  
\$261,818.47

6-A.21

Motion by Trustee Zimel and seconded to Approve Warrant FY 2009 SW606 in the Amount of \$206,210.08. President Craig fielded questions on the warrant.

Roll call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: None

Motion carried – Approved Warrant FY2009 SW606 in the Amount of \$206,210.08

**Approved:** Warrant  
FY 2009 SW606 for  
\$206,210.08

President Craig adjourned the meeting at 10:12 p.m. for Executive Session and noted they would return for action.

President Craig reconvened the meeting at 11:50 p.m.

PRESENT: Trustees Joseph Nicolosi, Edward J. Zimel Jar, Bill Cannon, Rick Roberts, Lori Kaiser, and President Rodney Craig

ABSENT: Trustee Toni L. Carter

ALSO PRESENT: Corporation Counsel Bernard Z. Paul

6-A.14

Motion by Trustee Nicolosi and seconded to Approve the Separation Agreements as discussed and Authorized in Executive Session on May 14, 2009. Roll call:

AYES: Nicolosi, Zimel, Cannon, Roberts, Kaiser

NAYS: None

ABSENT: Carter

Motion carried – Approved the Separation Agreements as discussed and Authorized in Executive Session on May 14, 2009

7. VILLAGE CLERK'S REPORT – EIRA L. CORRAL

Clerk Corral had no report.

8. CORPORATION COUNSEL'S REPORT

There was no report.

9. VILLAGE TRUSTEES' REPORTS

9-A. JOSEPH J. NICOLOSI

Trustee Nicolosi stated he would be unavailable for the June 4, 2009 meeting.

9-B EDWARD J. ZIMEL JR

Trustee Zimel stated he also would not be available for the June 4, 2009 meeting.

9-C TONI L. CARTER

Trustee Carter was absent.

9-C BILL CANNON

Trustee Cannon noted he would not be here for the June 4, 2009 meeting as well.

9-E RICK ROBERTS

Trustee Roberts had no report.

10-F. LORI A. KAISER

Trustee Kaiser asked if there were minutes from the last meeting and answered they were not on the agenda.

10. ADJOURNMENT

Motion by Trustee Nicolosi and seconded to adjourn the meeting.

Voice vote: All AYES - Motion carried – President Craig adjourned the Meeting at 11:53 P.M.

**Adjourned Meeting**

Recorded and transcribed by,

Eira L. Corral  
Village Clerk

Minutes approved by President and Board of Trustees on this 4<sup>th</sup> day of June, 2009.

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Village President