

**Village of Hanover Park**

Municipal Building  
2121 West Lake Street  
Hanover Park, Illinois  
60133-4398

Rodney S. Craig  
Village President

Eira L. Corral  
Village Clerk

630-372-4200  
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Ronald A. Moser  
Village Manager



**VILLAGE OF HANOVER PARK**  
**VILLAGE BOARD**  
**REGULAR WORKSHOP MEETING**  
Municipal Building: 2121 W. Lake Street  
Hanover Park, IL 60133

**Thursday, December 15, 2011**  
**6:00 p.m.**

**MINUTES**

**1. CALL TO ORDER**

Mayor Rodney Craig called the meeting to order at 6:07 p.m.

**2. ROLL CALL**

Roll:

PRESENT	President:	Rodney Craig
	Trustees:	Kemper, Zimel, Roberts
ABSENT	Trustees:	Konstanzer, Kunkel, Cannon

ALSO PRESENT Village Manager Ron Moser, Village Attorney Bernie Paul and Department Heads.

**3. AGENDA ITEM REVIEW**

Trustee Zimel questioned which SSA was Astor Avenue. It was answered that it was SSA#3. Trustee Zimel also questioned if item 6-A.5 was budgeted in the original cost of the new Police Department building. Fire Chief, Craig Haigh, answered that the expense is in the capital budget for that amount of AED's for the Police Department.

**4. BOARD MEMBER CONCERNS**

None

**5. DISCUSSION TOPICS**

**a. Mariscos El Amigo Liquor License**

Village Clerk, Eira Corral, briefed the board on the current liquor license for Mariscos El Amigo, where they currently sell beer and wine with purchase of a meal. Mariscos El Amigo is requesting a full liquor license to become effective January 1, 2012. Clerk Corral also briefed the board on the sale of Chapala to Pollos El Carbon El Corral, the current liquor license beer and wine to be sold in original package in the grocery section of store and there sit down restaurant sells beer and wine with the purchase of a meal. This would require approval from the board at a future meeting.

**6. STAFF UPDATES**

**a. Veterans Committee – Food Pantry Donation**

Village Manager, Ron Moser, spoke regarding the Veteran’s Committee request for a cash donation of \$250.00 to the food pantry at the Evangel Church. This would be a token of appreciation for the support received by Evangel Church. Direction was given to approve the donation.

Trustee Konstanzer arrived at 6:10p.m.

**b. JAWA Water Rate Increase**

Village Manager, Ron Moser, updated the board on the City of Chicago increasing water rates by 25% for Fiscal Year 2012 and rate increases of 15% for each of the next three years. Assistant Finance Director, Kay Nees, explained that the issue is being brought to the boards attention for informational purposes only and not proposing new rates. JAWA has been communicating with Cook County to negotiate what date the increase will impact Hanover Park. Currently the Finance Department is in the preliminary phase of information and proposed rates but will look into the Water Fund to review an appropriate water rate increase. May propose a water rate increase with the knowledge of the increases within the next four years.

**c. Closing of Funds**

Assistant Finance Director, Kay Nees, briefed the board on closing of the Employee Compensated Absences Fund and the Employee Benefits Fund. The auditors questioned the nature of the funds and further review found that these expenses are paid by the general fund. These two funds would be transferred to the general fund and another transfer from the general fund to the Municipal Bond Fund to pay for the completion of the new Police Department building. This will result in a savings to tax payers because we will not have to go out and levy additional funds to pay for the completion of the building.

**d. Development Commission Update**

Community Development Director, Patrick Grill, briefed the board on the Firestone sign plan. By allowing the use of the current legal non-conforming sign any changes need to be brought up to code. Firestone and owners liked the option and prepared an exhibit with a concept design for the board to review. Similar signs are located at the Greenbrook shopping center, the Menard’s and one in the Westview shopping center but the Firestone sign would be 5 feet taller and 2 times larger. Clarification was made that Firestone does not want to have to pay for a new sign, therefore the owner stepped up and will incur the cost. The item had been tabled and will be brought back to the board the first meeting in January 2012 with text amendments. Currently the design is 281 square feet but it can be no larger than the changeable copy sign of 230 square feet. Mayor Rod spoke on his conversation with shopping center owner on upgrading the outlook of the shopping centers. Direction was given to with sign that aligns with changeable copy.

Village Planner, Katie Bowman, briefed the board on the variation for Round Ground Metals.

**e. ULI Contract**

Village Planner, Katie Bowman, briefed the board on receiving technical assistance from CMAP. As part of the technical assistance panel focus will be on the Irving Park Road corridor and assisting small businesses and incentivize business growth. Will be brought to the board for approval in January because the Village will have to pay \$15,000.00 which will later be reimbursed by CMAP. Mayor Craig asked if there were any updates on development for the senior living center. It was answered that currently it is still being worked on.

**f. D Plates**

Village Manager, Ron Moser, informed that current code states that any vehicle over 8,001 pounds which has a designation other than an A or B plate shall not be parked or stored on any residential premise unless making a delivery or providing service at that premise. Police Chief, David Webb, informed that some research was done and found that the following citations were issued: 2009 – 88 citations, 2010 – 68 citations, and 2011 – 58 citations. Chief Webb also informed that many surrounding villages have a similar code to ours. Mayor Rod spoke on not being an advocate of the D Plates. Trustee Konstanzer informed that Bloomingdale and Carol Stream both allow D Plates. Both Bloomingdale and Carol Stream allow D Plates with variance approval and are usually approved on a case by case basis. Trustee Konstanzer provided pictures of D Plate trucks that are not eye sores as well as a trailer that is over 10,000 pounds that sits on her street. Development Commission would also have to consider trailers if commercial D Plates are going to be allowed. Police Chief Webb noted that the Police Department is neutral on this issue however enforcement efforts would decrease and there is a possibility there will be an increase in complaints. Mr. James Holz from 1865 Windmill Dr. spoke on the burden to his business and as a resident. Mr. Holz received 3 citations in the last year. He works for a small family owned plumbing company and he is on call where he needs access to his vehicle. Direction was given to look into change of ordinance to zoning code. Village board agreed that this issue will be brought back to workshop and then send to the Development Commission for a public hearing.

**g. Church Street Station – TIF Assistance**

Director of Community Development , Patrick Grill, spoke on being approached by owners of Church Street Station for a request for TIF funds to help build an upscale wine and liquor store. Typically TIF assistance equates to about 20% - 25% of overall project cost. Proposed business will be investing about \$580,000.00. Estimated return on investment that could be generated by this wine and liquor establishment with a 10 year lease in which they are estimating sales of \$850,000.00 in the first year to \$2,000,000.00 in the tenth year. This would generate over \$140,000.00 in sales tax over the ten years and property sales tax increase of \$177,100.00 for a total return of \$317,000.00. They have requested \$208,000.00 in TIF assistance which is a little over 35%. Mayor Rod suggested that there be a cap of 20% of TIF assistance for eligible expenses. Questions were fielded and answered. Direction was given to not give more than 20% and have a performance driven payment.

**7. ADJOURNMENT**

Motion by Trustee Zimel, seconded by Trustee Roberts, to adjourn.

Voice Vote: All ayes.

Motion carried: Meeting adjourned at 7:25 p.m.

Recorded and transcribed by,

Eira L. Corral  
Village Clerk

Minutes approved by President and Board of Trustees on this: 5<sup>th</sup> day of January, 2012.