



## Village of Hanover Park Administration

Municipal Building  
2121 Lake Street  
Hanover Park, IL 60133-4398

630-823-5600  
FAX 630-823-6786  
www.hpil.org

**PRESIDENT**  
RODNEY S. CRAIG

**VILLAGE CLERK**  
EIRA CORRAL

**TRUSTEES**  
WILLIAM CANNON  
JAMES KEMPER  
JENNI KONSTANZER  
JON KUNKEL  
RICK ROBERTS  
EDWARD J. ZIMEL, JR.

**VILLAGE MANAGER**  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK PUBLIC NOTICE

Public Notice is hereby given pursuant to the Open Meetings Act - Illinois Compiled Statutes, Chapter 5, Act 120, Section 1.01 (5 ILCS 120/1.01 et seq.) that the

**President and Village Board** of the Village of Hanover Park

SHALL HOLD A SPECIAL MEETING FOR THE PURPOSE OF A Village Board  
Workshop ON Thursday, October 2, 2014 AT 6:00 p.m. AT THE

Municipal Building, 2121 W. Lake St., Hanover Park, IL  
(Location)

#### **Agenda Attached**

Posted on : 09/26/2014  
(Date)

By:

Eira L. Corral, Village Clerk



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**VILLAGE MANAGER**  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK

#### SPECIAL VILLAGE BOARD MEETING WORKSHOP MEETING

Municipal Building: 2121 W. Lake Street  
Hanover Park, IL 60133

Thursday, October 2, 2014  
6:00 p.m.

#### AGENDA

1. CALL TO ORDER-ROLL CALL
2. ACCEPTANCE OF AGENDA
3. DISCUSSION ITEMS
  - a. Draft Calendar Year 2015 Budget
  - b. MWRD Property
4. NEW BUSINESS
5. ADJOURNMENT



TO: Village President and Board of Trustees

FROM: Juliana A. Maller, Village Manager

SUBJECT: MWRD Property

**ACTION**

REQUESTED:  Approval  Concurrence  Discussion  Information

MEETING DATE: Board Workshop - October 2, 2014

**Executive Summary**

On December 6, 2012, the Village Board approved a lease agreement with the Metropolitan Water Reclamation District for the property along Barrington Road. Staff is seeking direction on potential projects and improvements the Board would like to see completed on the property.

**Discussion**

The Board has directed that Video Gaming revenues be allocated towards projects at the MWRD fields.

Attached is a summary of revenues and expenditures, both budgeted and received to-date:

Projects currently included in the 2015 Budget include:

Non-Electronic Sign Board	\$50,000
Fence Along North Side of Property	\$26,000
Parking Lot/Driveway Maintenance	<u>\$20,000</u>
	\$96,500

Also attached are conceptual streetscape improvements (not currently included in the budget) and a copy of the 2013 "Athletic Fields Due Diligence Report" that was conducted.

**Recommended Action**

Discuss and provide direction to staff.

- Attachments:**
- Cumulative Revenues and Expenditures
  - Illinois Gaming Board Revenue Report (January, 2012-August, 2014)
  - Streetscape Drawings & Estimated Costs
  - Gewalt Hamilton Due Diligence Report

<b>Budgeted Item:</b>	<u> X </u> Yes <u>    </u> No
<b>Budgeted Amount:</b>	\$96,500
<b>Actual Cost:</b>	TBD
<b>Account Number:</b>	10-60-6700-403-435

**Village of Hanover Park**  
**MWRD Property**  
**Cummulative Revenues and Expenditures**  
**Through August 30, 2014**

			(include actual)		
	2013	2014	Actual to date 2014B	Projected FY 2014B	Projected 2015
<b><u>Revenues</u></b>					
Video Gaming Sales/Use Tax	-	24,707.52	19,507.62	37,507.62	54,000.00
Video Gaming Permit Revenue	-	10,000.00	10,000.00	12,500.00	12,500.00
Miscellaneous	-	-			
<b>Revenue Total</b>	-	34,707.52	29,507.62	50,007.62	66,500.00
<b><u>Expenditures</u></b>					
Consulting Services	12,070.00	2,946.19	11,000.00	15,000.00	-
M & R - Streets & bridges	-	7,882.25	-	-	20,000.00
Maintenance Agreements	-	-	-	-	-
M & R - Other Equipment	-	-	-	-	-
M & R - Buildings	-	-	-	-	-
Misc. Expense	-	-	-	-	-
Land	-	-	-	-	-
Buildings	-	-	-	-	-
Improvements other than Buildings	-	-	-	-	76,000.00
Other Equipment	-	-	-	-	-
Transfer to General	-	-	-	-	-
<b>Expenditure Total</b>	12,070.00	10,828.44	11,000.00	15,000.00	96,000.00
Beginning Fund Balance	-	(12,070.00)	11,809.08	11,809.08	46,816.70
Ending Fund Balance	(12,070.00)	11,809.08	30,316.70	46,816.70	17,316.70

**ILLINOIS GAMING BOARD  
VIDEO GAMING REPORT**

Sec. 3 Discussion Items (b)-MWRD Property <sup>9/24/2014</sup><sub>2</sub>  
11:24 am

*Hanover Park*

**January 2012 - August 2014**

Municipality	Establishment	License Number	VGT Count	VGT Wagering Activity			VGT Income			VGT Tax Distribution		
				Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	NTI	NTI Tax Rate (30%)	State Share	Municipality Share
Hanover Park	Blackhawk Restaurant Group, LLC Series HPHanoverPark	130704323	5	\$511,521.55	\$470,682.29	\$40,839.26	\$147,165.00	\$106,325.74	\$40,839.26	\$12,251.87	\$10,209.90	\$2,041.97
Hanover Park	Bungalow Angie's Corp.	120711980	5	\$2,751,218.60	\$2,534,669.10	\$216,549.50	\$787,296.00	\$570,647.63	\$216,648.37	\$64,994.86	\$54,162.44	\$10,832.42
Hanover Park	Cass, Inc.	120711830	5	\$4,778,435.37	\$4,408,907.44	\$369,527.93	\$1,331,310.00	\$961,782.07	\$369,527.93	\$110,859.03	\$92,382.54	\$18,476.49
Hanover Park	HOLDEMAN ENTERPRISES, INC.	120711865	5	\$1,874,539.20	\$1,723,915.23	\$150,623.97	\$518,657.00	\$368,032.93	\$150,624.07	\$45,187.53	\$37,656.32	\$7,531.21
Hanover Park	MANGY DAWG, LLC	120711869	5	\$2,754,808.15	\$2,519,601.88	\$235,206.27	\$901,118.00	\$665,911.73	\$235,206.27	\$70,562.30	\$58,801.96	\$11,760.34
<b>REPORT TOTAL:</b>			<b>25</b>	<b>\$12,670,522.87</b>	<b>\$11,657,775.94</b>	<b>\$1,012,746.93</b>	<b>\$3,685,546.00</b>	<b>\$2,672,700.10</b>	<b>\$1,012,845.90</b>	<b>\$303,855.59</b>	<b>\$253,213.16</b>	<b>\$50,642.43</b>

**Village of Hanover Park  
Barrington Road  
Estimate of Probable Cost Concept A**

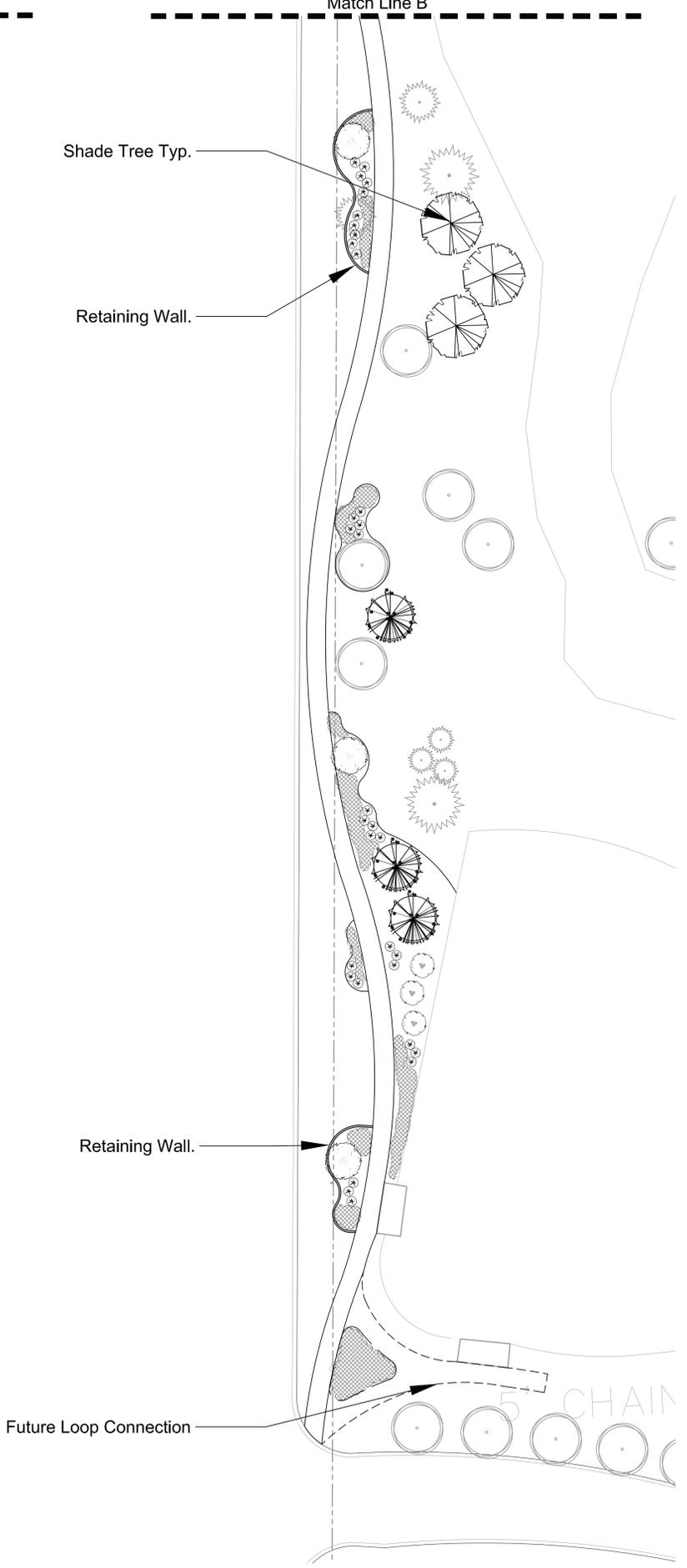
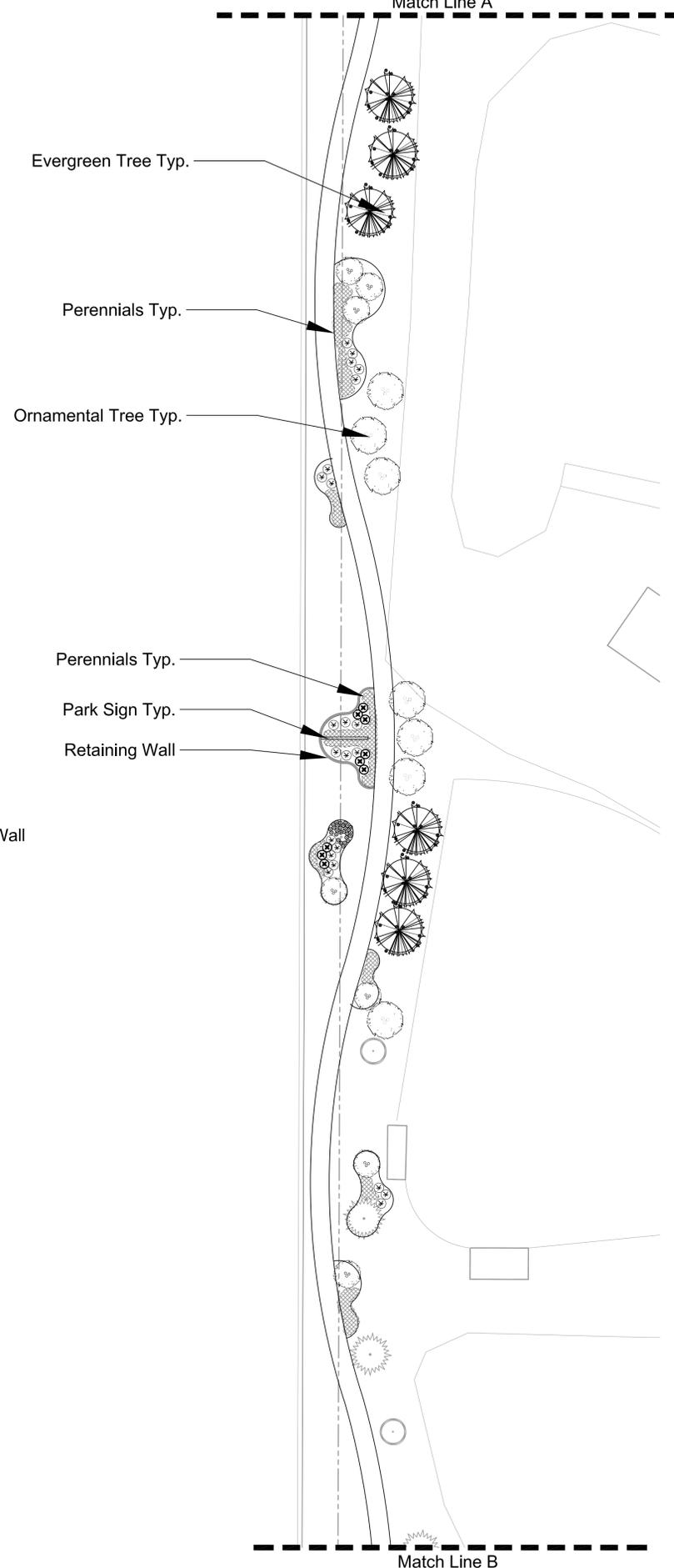
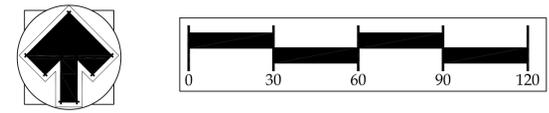
11/18/2013

<b>Site Work- Demolition and Earthwork</b>	Quan.	Unit	Unit Cost	Line Total
Concrete Walk Removal	8700	SF	\$ 3.50	\$ 30,450.00
Plant Material Removal (29 trees)	1	LS	\$ 15,000.00	\$ 15,000.00
Top Soil Import and Grading	500	CY	\$ 35.00	\$ 17,500.00
Utility Structure Adjustments	8	EA	\$ 800.00	\$ 6,400.00
General Earthwork	1	EA	\$ 20,000.00	\$ 20,000.00
IDOT Traffic Control	1	EA	\$ 4,500.00	\$ 4,500.00
 <b>Site Work- Enhancements</b>				
Sign Allowance	1	EA	\$ 15,000.00	\$ 15,000.00
New 8' Concrete Sidewalk	16760	SF	\$ 6.50	\$ 108,940.00
New ADA Ramps	2	EA	\$ 725.00	\$ 1,450.00
Decorative Retaining Walls	1131	FF	\$ 40.00	\$ 45,240.00
Evergreen Trees	12	EA	\$ 600.00	\$ 7,200.00
Shade Trees	3	EA	\$ 750.00	\$ 2,250.00
Ornamental Trees	25	EA	\$ 450.00	\$ 11,250.00
Shrubs	89	EA	\$ 55.00	\$ 4,895.00
#3 Perennials	230	EA	\$ 35.00	\$ 8,050.00
#1 Perennials	500	EA	\$ 16.00	\$ 8,000.00
Seed	1.5	SY	\$ 7,000.00	\$ 10,500.00
<b>Cost Estimate Subtotal-</b>				<b>\$ 316,625.00</b>
15% Contingency				\$ 47,493.75
Topographic Survey				\$ 2,500.00
Professional Fees @ 9.25%				\$ 33,912.23
<b>Budget Estimate Total-</b>				<b>\$ 400,530.98</b>

**Note:** Since 3D Design Studio has no control over the Contractor's means or methods of determining prices or over the Competitive Bidding process or market conditions, our Estimate of Possible Cost, as provided herein, is made on the basis of experience and qualifications and represent the best judgment as a Design Professional familiar with the construction industry. 3D Design Studio cannot and does not guarantee proposals, bids or the construction costs will not vary from Estimates of Possible Cost prepared for the Owner.



- Legend**
- Ex. Evergreen Tree
  - Ex. Shade Tree
  - Proposed Shade Tree
  - Proposed Evergreen Tree
  - Proposed Ornamental Tree
  - Proposed Shrub
  - Proposed Perennials



529 North Barron Boulevard  
 Grayslake, IL 60030  
 (847)223-1891 (847)223-1892 FAX  
 website: www.3ddesignstudio.com  
 email: info@3ddesignstudio.com

sheet title  
**The Village of Hanover Park - Barrington Road Streetscape**  
 Concept A

scale	As Noted
design	3D
date	11.15.13
revision	
revision	
revision	

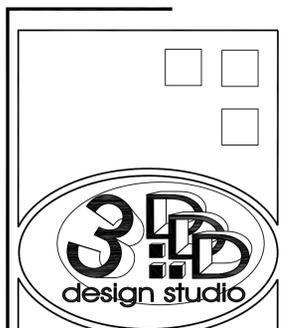
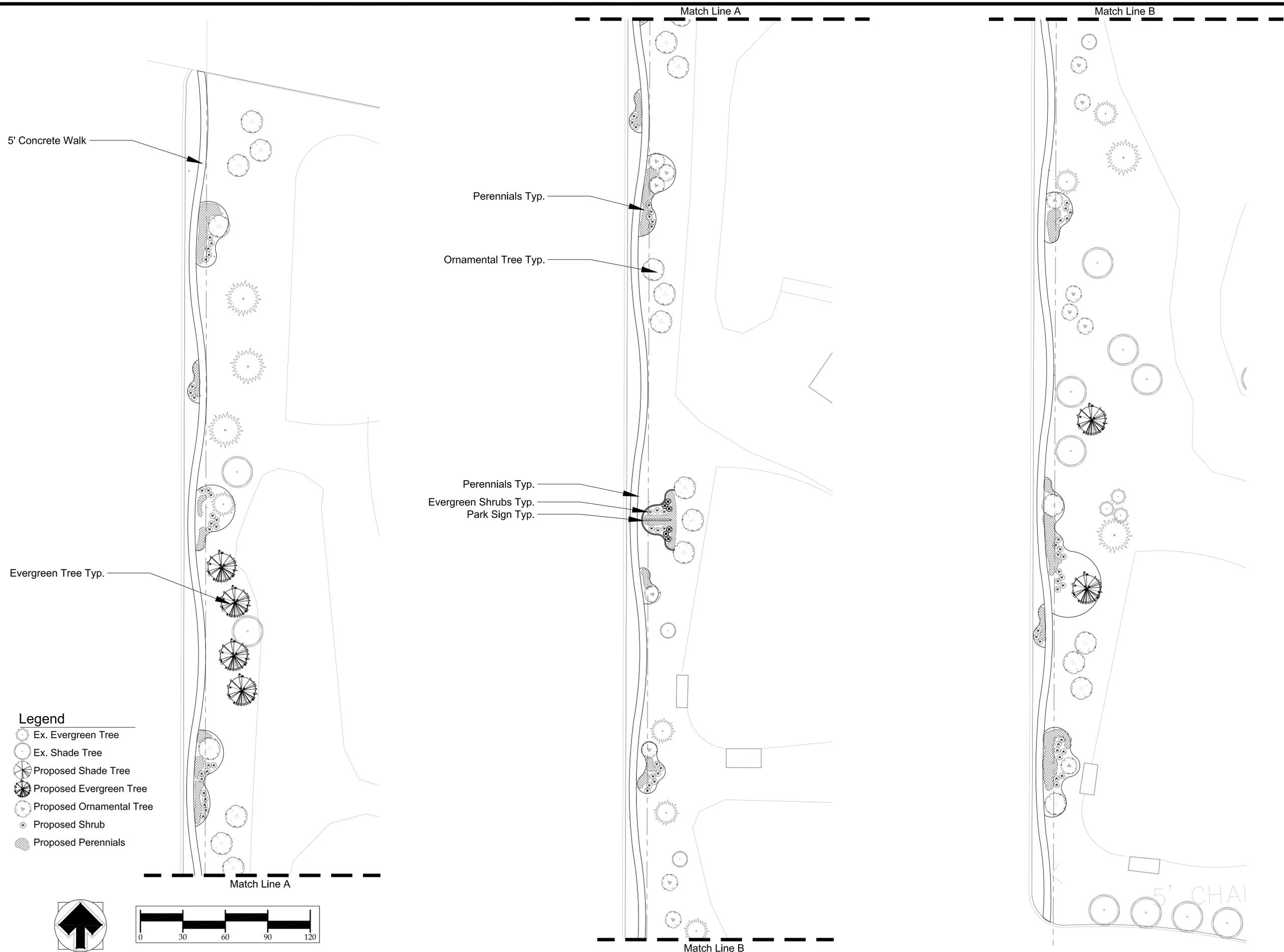
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**Village of Hanover Park  
Barrington Road  
Estimate of Probable Cost Concept B**

11/18/2013

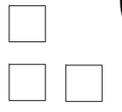
<b>Site Work- Demolition and Earthwork</b>	Quan.	Unit	Unit Cost	Line Total
Concrete Walk Removal	8700	SF	\$ 3.50	\$ 30,450.00
Plant Material Removal (29 trees)	1	LS	\$ 15,000.00	\$ 15,000.00
Top Soil Import and Grading	500	CY	\$ 35.00	\$ 17,500.00
Utility Structure Adjustments	8	EA	\$ 800.00	\$ 6,400.00
General Earthwork	1	EA	\$ 20,000.00	\$ 20,000.00
IDOT Traffic Control	1	EA	\$ 7,500.00	\$ 7,500.00
 <b>Site Work- Enhancements</b>				
Sign Allowance	1	EA	\$ 15,000.00	\$ 15,000.00
New 5' Concrete Sidewalk	8725	SF	\$ 6.50	\$ 56,712.50
New ADA Ramps	2	EA	\$ 600.00	\$ 1,200.00
Decorative Retaining Walls	213	FF	\$ 40.00	\$ 8,520.00
Evergreen Trees	6	EA	\$ 750.00	\$ 4,500.00
Ornamental Trees	28	EA	\$ 450.00	\$ 12,600.00
Shrubs	84	EA	\$ 55.00	\$ 4,620.00
#3 Perennials	100	EA	\$ 35.00	\$ 3,500.00
#1 Perennials	370	EA	\$ 16.00	\$ 5,920.00
Seed	0.75	SY	\$ 7,000.00	\$ 5,250.00
<b>Cost Estimate Subtotal-</b>				<b>\$ 214,672.50</b>
15% Contingency				\$ 32,200.88
Topographic Survey				\$ 2,500.00
Professional Fees @ 9.25%				\$ 23,067.04
<b>Budget Estimate Total-</b>				<b>\$ 272,440.41</b>

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sheet title  
**The Village of Hanover Park - Barrington Road Streetscape**  
 Concept A



scale	As Noted
design	3D
date	11.15.13
revision	
revision	
revision	

sheet

2

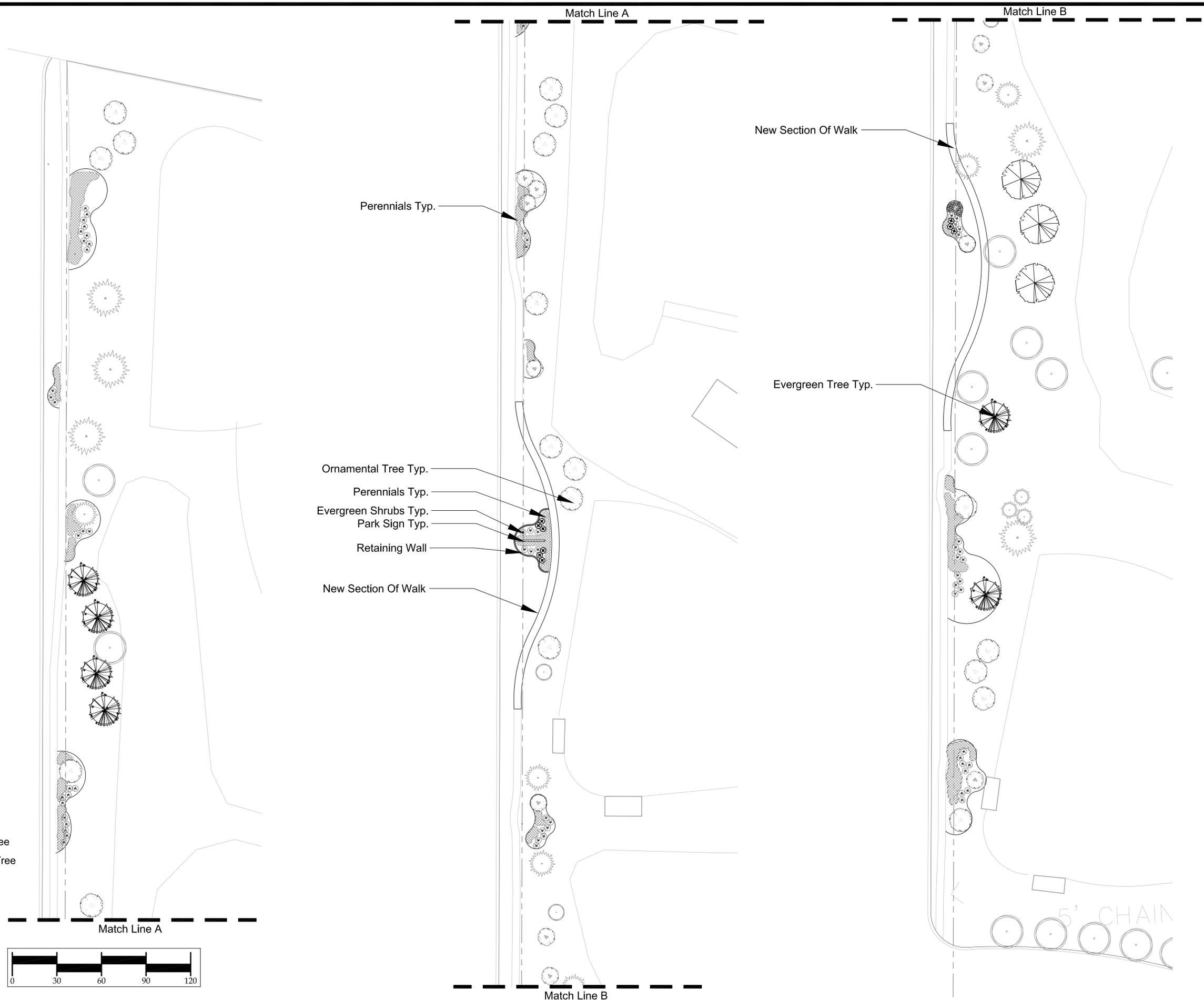
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**Village of Hanover Park  
Barrington Road  
Estimate of Probable Cost Concept C**

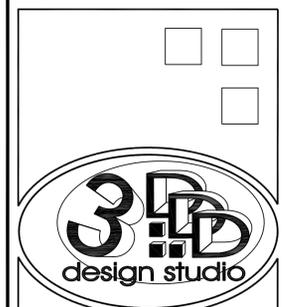
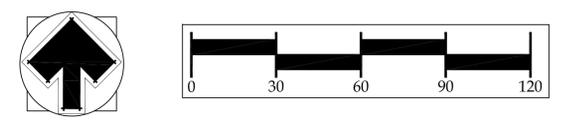
11/18/2013

<b>Site Work- Demolition and Earthwork</b>	Quan.	Unit	Unit Cost	Line Total
Concrete Walk Removal	2070	SF	\$ 3.50	\$ 7,245.00
Plant Material Removal (29 trees)	1	LS	\$ 15,000.00	\$ 15,000.00
Top Soil Import and Grading	250	CY	\$ 35.00	\$ 8,750.00
Utility Structure Adjustments	4	EA	\$ 800.00	\$ 3,200.00
General Earthwork	1	EA	\$ 20,000.00	\$ 20,000.00
IDOT Traffic Control	1	EA	\$ 1,200.00	\$ 1,200.00
 <b>Site Work- Enhancements</b>				
Sign Allowance	1	EA	\$ 15,000.00	\$ 15,000.00
New 5' Concrete Sidewalk	2140	SF	\$ 6.50	\$ 13,910.00
Decorative Retaining Walls	213	FF	\$ 40.00	\$ 8,520.00
Evergreen Trees	6	EA	\$ 600.00	\$ 3,600.00
Shade Trees	3	EA	\$ 750.00	\$ 2,250.00
Ornamental Trees	26	EA	\$ 450.00	\$ 11,700.00
Shrubs	74	EA	\$ 55.00	\$ 4,070.00
#3 Perennials	100	EA	\$ 35.00	\$ 3,500.00
#1 Perennials	370	EA	\$ 16.00	\$ 5,920.00
Seed	0.5	SY	\$ 7,000.00	\$ 3,500.00
<b>Cost Estimate Subtotal-</b>			<b>\$</b>	<b>127,365.00</b>
15% Contingency			\$	19,104.75
Topographic Survey			\$	2,500.00
Professional Fees @ 9.25%			\$	13,779.70
<b>Budget Estimate Total-</b>			<b>\$</b>	<b>162,749.45</b>

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sheet title  
**The Village of Hanover Park - Barrington Road Streetscape**  
 Concept C

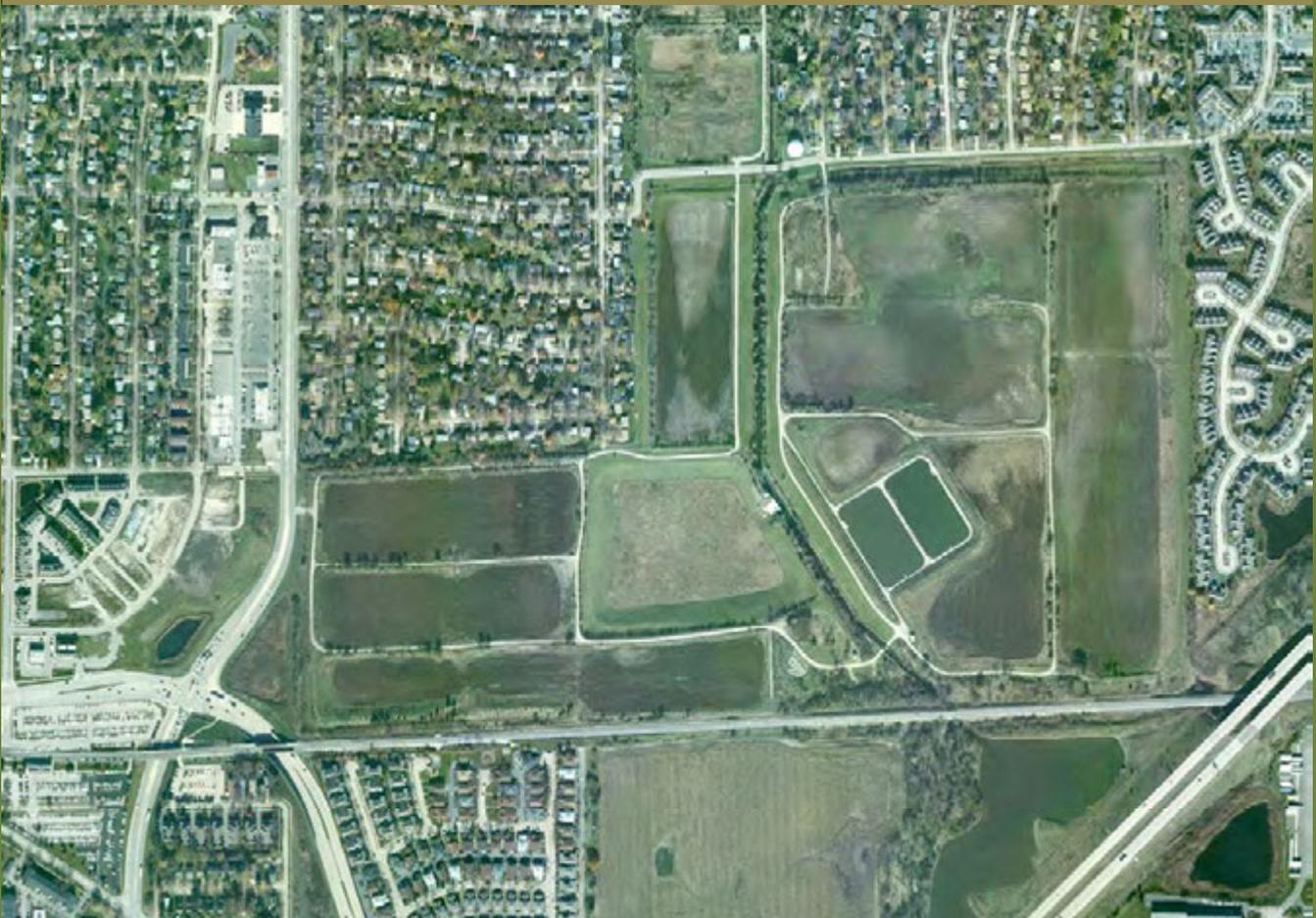
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design	3D
date	11.15.13
revision	
revision	
revision	

sheet  
3  
 of 3 sheet(s)

# Athletic Fields Due Diligence Report

Prepared for  
Village of Hanover Park

February 19, 2013



Prepared by  
**Gewalt Hamilton Associates, Inc.**  
850 Forest Edge Drive  
Vernon Hills, IL 60061  
847-478-9700

February 19, 2013

Ms. Juliana Maller  
Village Manager  
Village of Hanover Park  
2121 West Lake Street  
Hanover Park, IL 60133

850 Forest Edge Drive, Vernon Hills, IL 60061  
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031  
TEL 847.855.1100 ■ FAX 847.855.1115

[www.gha-engineers.com](http://www.gha-engineers.com)

Re: Due Diligence Report  
Athletic Fields  
Village of Hanover Park

Dear Ms. Maller:

Once again, I'd like to thank you for allowing GHA to provide due diligence services to the Village for the potential athletic fields projects discussed at our January 23, 2013 meeting. We appreciate the opportunity to share our opinions of these recreational facilities.

The enclosed report summarizes our analysis and findings, and provides a succinct framework for moving forward with the development process for both projects.

We look forward to meeting with Village staff to discuss the next steps in developing this project. If you have any questions or would like additional information, please feel welcome to call me at 847.478.9700, ext. 122.

Sincerely,

Thomas A. Rychlik, P.E., LEED AP  
Senior Engineer  
Gewalt Hamilton Associates, Inc.  
847.478.9700, ext. 122  
[trychlik@gha-engineers.com](mailto:trychlik@gha-engineers.com)

# Table of Contents

*Section 1*

**Executive Summary**

*Section 2*

**Ordinance Review**

*Section 3*

**Preliminary Site Plans / Options**

*Section 4*

**Preliminary Engineer's Opinion of Probable Cost (EOPC)**

*Section 5*

**Supporting Maps / Information**

Land Use Map

Zoning Map

FIRM Map

Storm Atlas

Water Atlas

Sanitary Atlas

*Section 1*  
**Executive Summary**

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## Overview

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As discussed at our January 23<sup>rd</sup> meeting, the intent of this report is to assist the Village of Hanover Park in leveraging an underutilized public asset for the purpose of providing long-term public space and recreational facilities for the Village. This report and associated exhibits are intended to provide a due diligence level of detail, including sufficient information for discussion with policy makers. In addition, this report provides a framework for prioritization and “next steps”, including grant opportunities, programming discussions, and financial planning.

The enclosed schematic designs have been prepared with consideration for land use, property constraints, natural features, and a logical reorganization of the facilities. These athletic facilities will service the community by virtue of both active and passive recreation, as well as preservation of natural lands. The proposed improvements are, we believe, an ideal application of the leased MWRD properties.

Within the framework of the goal outlined above, we have evaluated the regulatory parameters of each of the two project areas. Based on our review, both sites are appropriately zoned and have reasonable access to public utilities to support the intended use. While each has its own character, both sites have the potential to provide a lasting recreational public space for the Hanover Park Community.

In order to establish a baseline for discussion, we have prepared schematic project area plans showing a rough geometric layout of athletic campuses with their potential amenities.

As discussed, there are constituents within the Village interested in developing regional bike path improvements. Both of the project sites show potential connections to this regional improvement. Future studies can detail possible Village bike routes.

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## Project Area 1

---

Project Area 1 references the renovation of the existing athletic campus on Barrington Road. Our geometric exhibit depicts modernization of the facility to include elements similar to those currently provided, although updated to meet present-day standards for stormwater management, parking, and field spacing. The number of baseball fields will likely need to be reduced to space the fields according to current standards of practice. However, opportunities exist to construct the fields so as to accept virtually any programming demand required by users.

Our schematic design depicts the football field relocated to the north end of the site and reoriented in the traditional north-south direction. A practice / multipurpose area is proposed at the northeast corner of the site, which would allow for any user group and not restrict use to any single organization. Based on our preliminary calculations, the detention area shown would provide the majority of storm detention required, with the practice area providing the remainder during event storms only.

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## Project Area 2

---

Project Area 2 outlines the two-phase improvement of the new MWRD leased parcel. The enclosed Flood Insurance Rate Map (see Section 5) notes the property lies within a floodplain along the drainage route between the residential area to the west and the DuPage River tributary to the east. The detention demand for work within the floodplain will be more stringent than for Project Area 1, as both the DuPage and MWRD stormwater ordinances increase the storage requirements for work in floodplain areas. Detention for Project Area 2 can be provided in wet

or wetland basins near the east side of the site, with higher tier detention provided in practice fields. This approach will meet the stormwater regulations without over-burdening the site land use.

### Sustainable Design

---

Both project areas can benefit from applications of sustainability. An irrigation system designed to use the static water in a detention basin could realize substantial cost savings when compared to using municipal water for keeping fields green. Project Area 2 could also draw irrigation water from the wastewater treatment's non-potable water supply, depending on plant operations.

Permeable pavements, green roofs, and rain gardens can further minimize the impacts on the local ecosystem, as well as reduce the necessary detention storage volume.

### Development Costs

---

To assist in the long-term planning for these two projects, we have provided a high-level opinion of probable cost for development of each site, including both construction and professional fees.

The estimates are based on real costs compiled from our similar recent projects, including the Waukegan Sports Park and Winnetka's Skokie Playfields. This method of pricing provides a practical guide for developing a realistic project budget.

*Section 2*  
**Ordinance Review**

---

## I. Zoning Ordinance Review

Current underlying zoning of the site is R-2 Single-Family Detached

### A. R-2 Single Family Detached Residence District (110-5.4)

1. Pertinent permitted uses:
  - Parks, forest preserves and recreational areas, when publicly owned and operated.
2. Pertinent special uses:
  - Public recreation buildings
3. Yard Requirements:
  - Front: ...30 feet
  - Side: ....10 feet
  - Rear:.....30 feet
4. Maximum floor area ratio:
  - 0.35
5. Maximum building height:
  - 35 feet

### B. Parking Requirements (110-6.2)

1. Required Spaces, Sports Facility
  - Parking requirements for the proposed facilities are not promulgated in the Zoning Ordinance; GHA will use the following “rule of thumb” parking allocation implemented on similar projects.
  - Baseball:.... 20 – 30 stalls per field
  - Football:..... 100 – 125 stalls per stadium field
  - Soccer: ..... 30 – 40 stalls per field
  - Handicapped (ADA): must conform to 71 Illinois Administrative Code, Chapter I, §400.310, Subchapter b, Subpart C, c),1) Parking and Passenger Loading Zones; also located in Chapter 110, Section 110-6.2-Offstreet Parking and Loading
    - ◇ Project Area 1 concept plan provides ~190 stalls; therefore, 6 ADA stalls would be required.
    - ◇ Project Area 2 concept plan provides ~202 stalls; therefore, 8 ADA stalls would be required.
2. Stall size (110-6.2.2.a(2))
  - 9 feet wide by 18 feet long, with vertical clearance of 7 feet 0 inches
3. Aisle width (110-6.2.2. Table 6.2.2)
  - 90° Stalls: 18-foot stall depth, 24-foot lane width
  - 60° Stalls: 19-foot stall depth, 17-foot lane width
  - 45° Stalls: 19-foot stall depth, 10-foot lane width

4. No lot that abuts a boundary between a residential zoning district and a nonresidential zoning district, except those in a BP or HC district, shall be developed, used, or occupied unless a landscaped buffer meeting the requirements of section 110-6.3.7 (110-6.3.6.b)
  - The width of the buffer varies from 5 feet to 25 feet.
  - Density of plant material varies from dense at least width to less dense at greater width
  - A six-foot tall durable wood fence will be required where fifty percent or more of the shrubs used in the required buffer are deciduous.

#### C. Interior Parking Lot Landscaping Requirements (110-6.3.9)

1. Landscaped areas shall be located so that the parking area contains no single series of more than 20 spaces.
2. Landscape areas shall be located between the ends of a series of parking spaces and the driveway or circulation area providing access to those spaces.
3. Landscaped areas shall be separated from by six inch high curbs, shall be a minimum of six feet wide and designed to minimize damage by vehicles to plants located in the landscape area.

#### D. Accessory Uses and Structures (110-6.6.1.wb)

1. On properties owned by governmental bodies, accessory buildings of governmental bodies may be constructed that meet the zoning requirements for principal structures in that zoning district. Accessory buildings containing not-for-profit amateur athletic uses shall also be allowed on properties owned by governmental bodies and leased to that not-for-profit amateur athletic organization.

## II. Utilities

### Atlas Review

#### A. Water System

1. The subject development is surrounded by developed residential and commercial properties that are currently served by water mains but few of these extend within the site limits.
2. Project Area 1:
  - An eight-inch main runs along the four most western lots on the north side of the site.
  - A six-inch main is extended from the eight-inch main noted above down the west side (Barrington Rd.) of the site to the approximate midpoint of the west frontage.
  - An eight-inch main is located at the northeast corner of Hillcrest Avenue and Barrington Road. This main crosses Barrington Road and continues east within the Hillcrest Avenue right-of-way.
  - A proposed main within the Barrington Road right-of-way connecting the two existing eight-inch mains to the north and south are anticipated.

3. Project Area 2:

- A six-inch main feeding Hanover Highlands School extends along what looks to be the northern boundary of the site.
- A ten and twelve-inch main runs within the right-of-way of Walnut Avenue on the southern boundary of the site.
- A proposed main, eight-inch minimum size, internal to the site and connecting the existing water mains at the south and north ends of the site is anticipated.

**B. Sanitary Sewer**

1. Project Area 1:

- An eight-inch sanitary line is stubbed into the west side of the site (Barrington Rd. side). See utility atlas MH #1194.
- The current conceptual layout places the restrooms and concession area in close proximity to this line. Therefore little sanitary sewer construction is anticipated with the improvement in this project area.

2. Project Area 2:

- A twelve-inch sanitary line running along the east property line of Hanover Highlands School is the most readily accessible line to serve project area 1. See utility atlas MH #1088.
- The current conceptual layout places the restrooms and concession area in close proximity to this line. Therefore little sanitary sewer construction is anticipated with the improvement in this project area.

**C. Storm Sewer**

1. Project Area #1

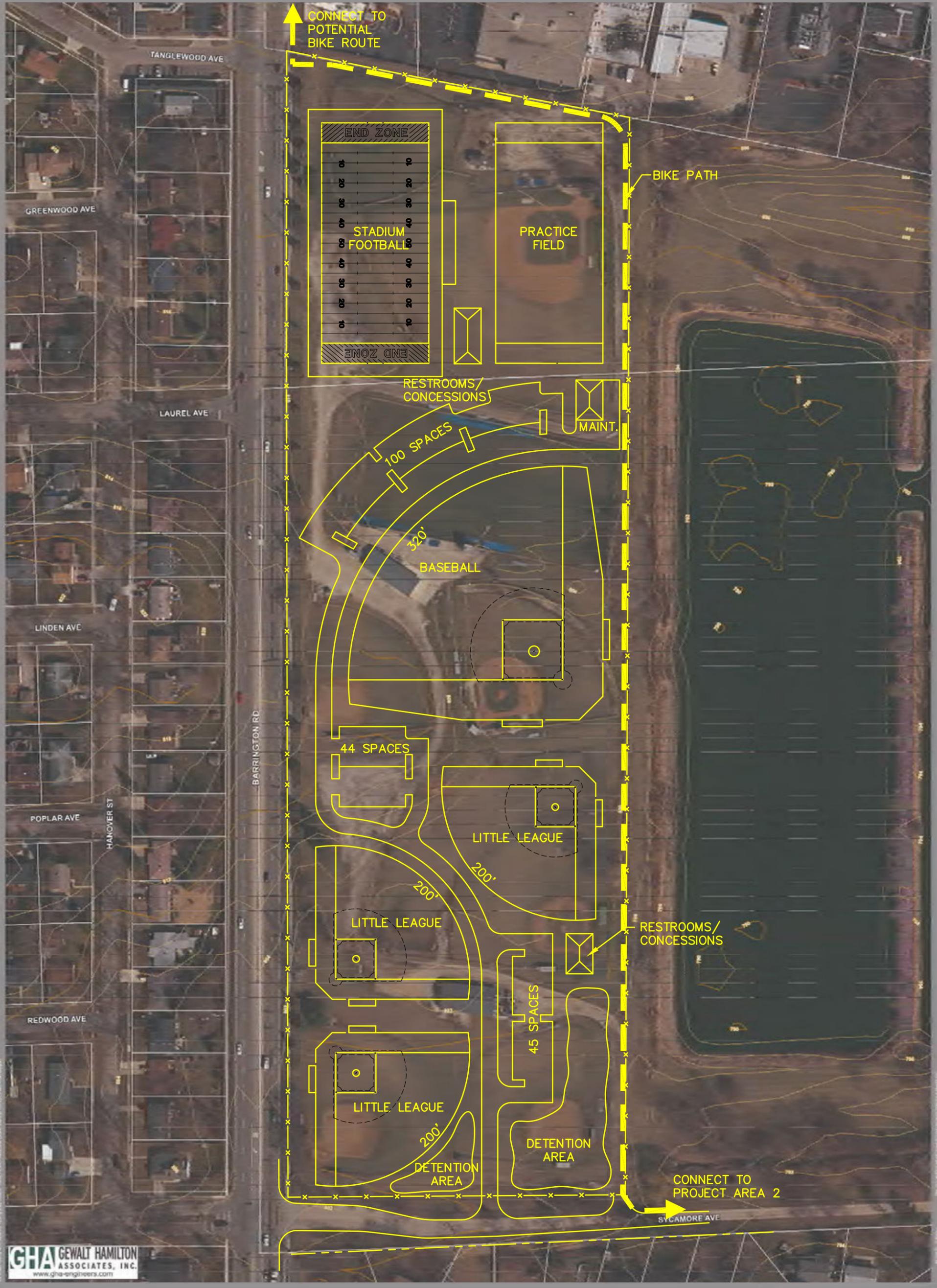
- Size: ..... 19.5 acres
- Existing Impervious: ..... 3 acres
- Proposed Impervious:..... 4 acres
- Soil: ..... 'c' class soil
- Allowable Release: ..... 1.94 cfs
- Anticipated Detention:..... 6.7 ac-ft

2. Project Area #2

- Size: ..... 2,101 acres
- Existing Impervious: ..... none
- Proposed Impervious:..... 3 acres
- Soil: ..... 'c' class soil
- Allowable Release: ..... "zero" allowable release based on Floodplain information,
- Anticipated Detention:..... 13.9 ac-ft

*Section 3*  
**Preliminary Site Plans / Options**

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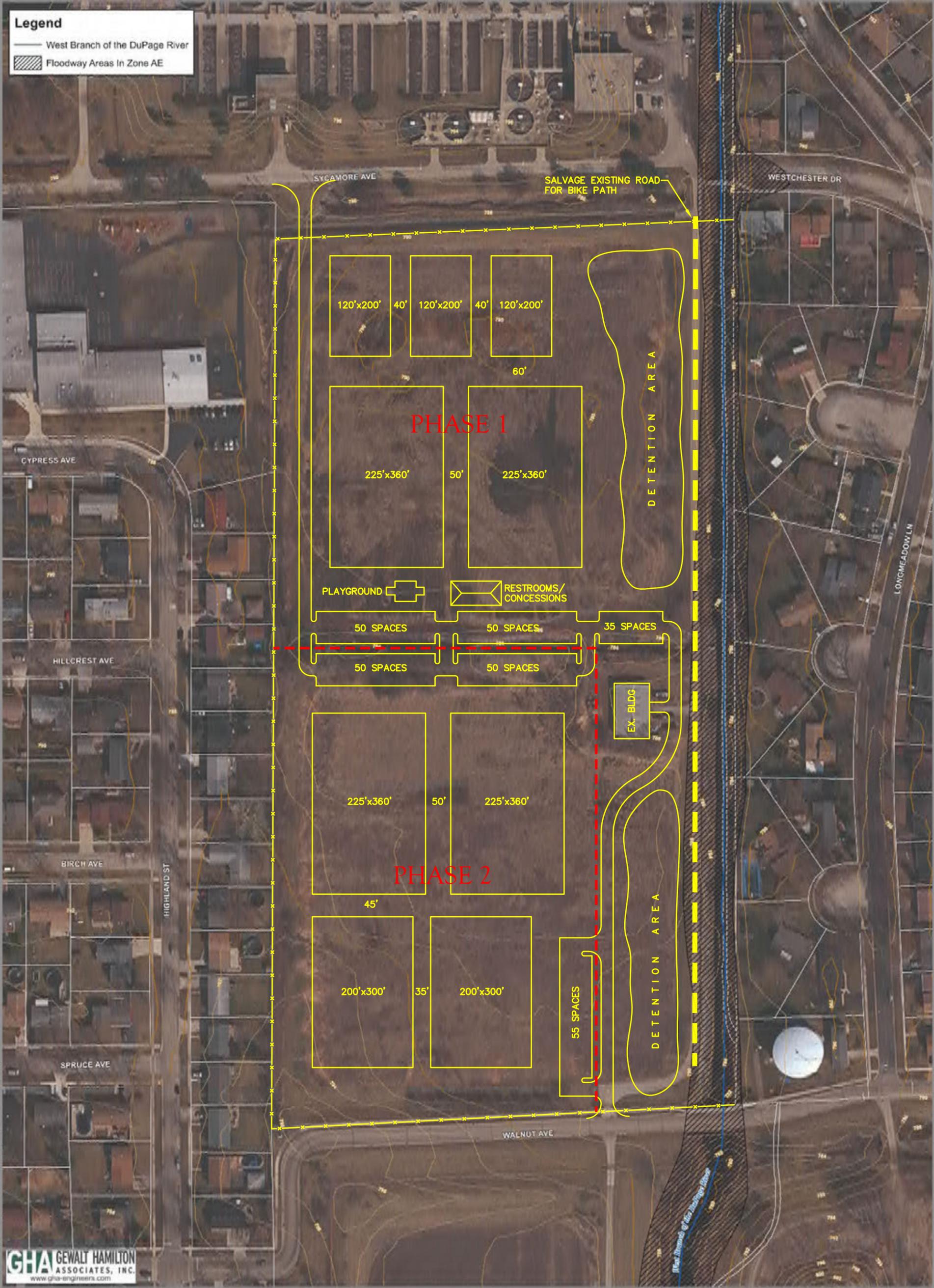
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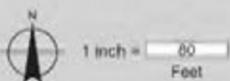
**Project Area 1**  
Hanover Park Athletic Fields

**Legend**

- West Branch of the DuPage River
- ▨ Floodway Areas In Zone AE



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**Project Area 2**  
Hanover Park Athletic Fields

## **Preliminary Engineer's Opinion of Probable Cost**

---

Hanover Park Athletic Fields  
 Hanover Park, IL  
 Owner: Hanover Park Park District  
 Civil Engineer: Gewalt Hamilton Associates, Inc.  
 Date: February 15, 2013



**PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST**

ITEM		COST
<b><u>PROJECT AREA 1</u></b>		
Earthwork	(19.5 Acres @ \$40,000 / Acre)	\$780,000
Landscaping	(19.5 Acres @ \$25,000 / Acre)	\$487,500
Utilities	(19.5 Acres @ \$50,000 / Acre)	\$975,000
Restroom / Concession Buildings	(2 @ \$300,000 / Building)	\$600,000
Maintenance Building	(1 @ \$500,000 / Building)	\$500,000
Football Stadium - Natural Turf	(1 @ \$500,000 / Field)	\$500,000
Practice Field - Natural Turf	(1 @ \$200,000 / Field)	\$200,000
Little League Baseball Fields - Natural Turf	(3 @ \$300,000 / Field)	\$900,000
Baseball Field - Natural Turf	(1 @ \$500,000 / Field)	\$500,000
Detention - Above Ground	(7 Acre-Feet @ \$50,000 / Acre-Foot)	\$350,000
Parking	(189 Parking Spaces @ \$2,500 / Space)	\$472,500
Roadway	(1,600 Linear Feet @ \$270 / Linear Foot)	\$432,000
Bike Path - 10' wide - HMA	(2,150 Linear Feet @ \$50 / Linear Foot)	\$107,500
Field Lighting	(6 Fields @ \$125,000 / Field)	\$750,000
Irrigation	(2 Fields @ 35,000 / Field)	\$70,000
Perimeter Fence Modification	(2,000 LF @ \$15 / LF)	\$30,000
	<b>Subtotal</b>	<b>\$7,654,500</b>
<b><u>PROJECT AREA 2</u></b>		
Earthwork	(21 Acres @ \$40,000 / Acre)	\$840,000
Landscaping	(21 Acres @ \$25,000 / Acre)	\$525,000
Utilities	(21 Acres @ \$50,000 / Acre)	\$1,050,000
Restroom / Concession Buildings	(1 @ \$300,000 / Building)	\$300,000
Large Soccer Field - Natural Turf	(3 @ \$250,000 / Field)	\$750,000
Small Soccer Field - Natural Turf	(3 @ \$150,000)	\$450,000
Parking	(205 Parking Spaces @ \$2,500 / Space)	\$512,500
Roadway	(1,475 Linear Feet @ \$270 / Linear Foot)	\$398,250
Bike Path - 10' wide - HMA	(2,000 Linear Feet @ \$50 / Linear Foot)	\$100,000
Detention - Above Ground	(14 Acre-Feet @ \$50,000 / Acre-Foot)	\$700,000
Field Lighting	(5 Fields @ \$125,000 / Field)	\$625,000
Irrigation	(3 Fields @ 35,000 / Field)	\$105,000
Perimeter Fence Modification	(2,000 LF @ \$15 / LF)	\$30,000
	<b>Subtotal</b>	<b>\$6,385,750</b>
<b><u>CONSTRUCTION COST SUMMARY</u></b>		
Project Area 1		<b>\$7,654,500</b>
Project Area 2		<b>\$6,385,750</b>
Contingency (15%)		<b>\$2,106,038</b>
		<b>\$16,146,288</b>

Hanover Park Athletic Fields  
 Hanover Park, IL  
 Owner: Hanover Park Park District  
 Civil Engineer: Gewalt Hamilton Associates, Inc.  
 Date: February 15, 2013



PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

ITEM	COST
<b><u>PROFESSIONAL FEE - PROJECT AREA 1</u></b>	
Public Hearings	\$52,000
Construction Documents	\$260,000
Construction Administration	\$260,000
Construction Testing	\$35,000
Permits	\$16,500
<b>Subtotal</b>	<b>\$623,500</b>
<b><u>PROFESSIONAL FEE - PROJECT AREA 2</u></b>	
Public Hearings	\$44,000
Construction Documents	\$215,000
Construction Administration	\$215,000
Construction Testing	\$30,000
Permits	\$25,000
<b>Subtotal</b>	<b>\$529,000</b>
<b><u>PROFESSIONAL FEE SUMMARY</u></b>	
Project Area 1	\$623,500
Project Area 2	\$529,000
Contingency (15%)	\$172,875
	<b>\$1,325,375</b>
<b><u>PROJECT SUMMARY</u></b>	
Construction Cost	\$16,146,288
Professional Fee	\$1,325,375
	<b>\$17,471,663</b>

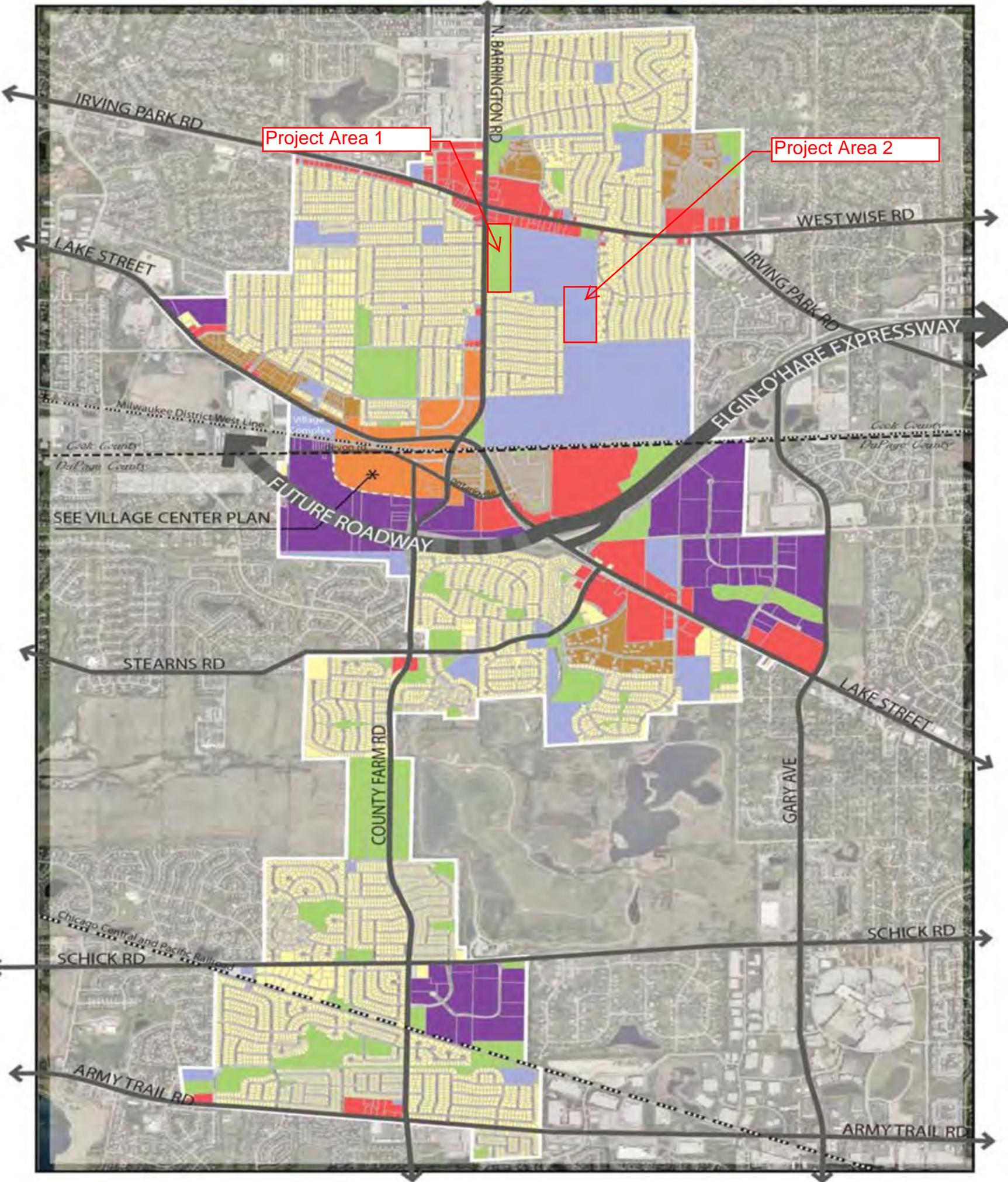
**Assumptions / Exceptions:**

1. An approximation of MEP / Architectural costs are included within the above numbers
2. An allowance of \$30,000 per site was included for modification of the existing perimeter fencing and gates.
3. Irrigation is approximated for two fields in Project Area 1, three in Project Area 2
4. Chain Link Backstop fencing, dugouts, and sidewalk is included within Ball Field Prices for Project area 1
5. Stadium Seating for Project Area 1 Football includes 10 row bleacher seating; less than 1000 seats total
6. Does not include improvements to Regional Bike Path Network
7. Does not include offsite access or utility improvements

*Section 5*  
**Supporting Maps / Information**

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# FUTURE LAND USE PLAN



- |  |  |   |                                |
|--|--|---|--------------------------------|
|  | SINGLE FAMILY RESIDENTIAL                    |  | COMMERCIAL                     |
|  | MULTI-FAMILY RESIDENTIAL                     |  | BUSINESS PARK/LIGHT INDUSTRIAL |
|  | VILLAGE CENTER MIXED-USE                     |  | CIVIC & INSTITUTIONAL          |
|  | * VILLAGE CENTER BOUNDARIES TO BE DETERMINED |  | PARK & OPEN SPACE              |

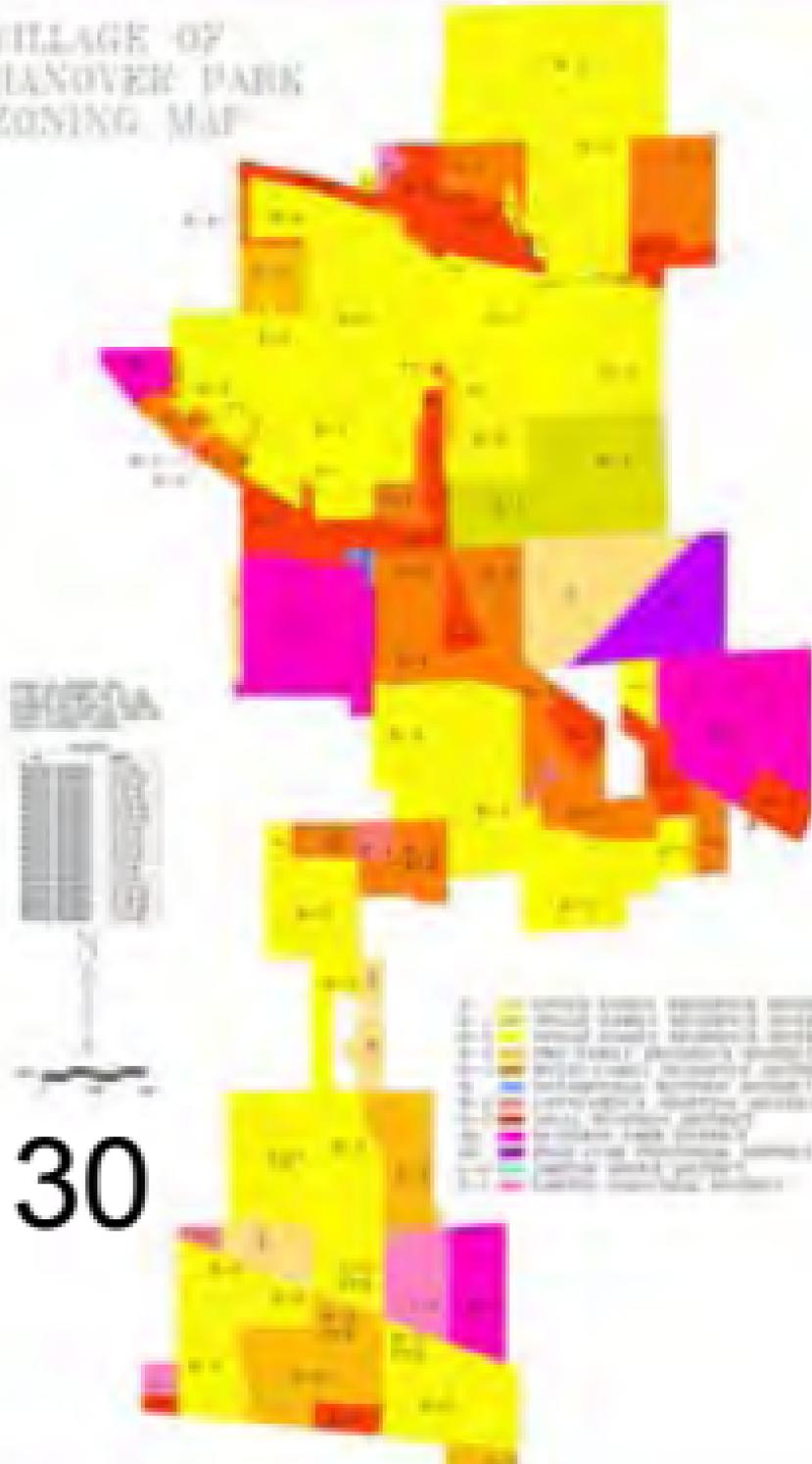
**SCALE** 1 Mile

1/4 Mile 1/2 Mile 3/4 Mile

TESKA ASSOCIATES INC. OCTOBER 2009



# VILLAGE OF HANOVER PARK ZONING MAP

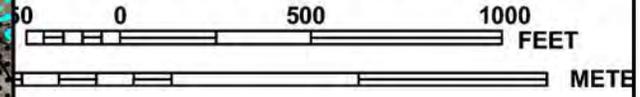


- 1. Single-Family Detached
- 2. Single-Family Attached
- 3. Single-Family Attached - Row
- 4. Single-Family Attached - Row - Townhome
- 5. Single-Family Attached - Row - Duplex
- 6. Single-Family Attached - Row - Triplex
- 7. Single-Family Attached - Row - Quadplex
- 8. Single-Family Attached - Row - Fiveplex
- 9. Single-Family Attached - Row - Sixplex
- 10. Single-Family Attached - Row - Sevenplex
- 11. Single-Family Attached - Row - Eightplex
- 12. Single-Family Attached - Row - Nineplex
- 13. Single-Family Attached - Row - Tenplex
- 14. Single-Family Attached - Row - Elevenplex
- 15. Single-Family Attached - Row - Twelveplex
- 16. Single-Family Attached - Row - Thirteenplex
- 17. Single-Family Attached - Row - Fourteenplex
- 18. Single-Family Attached - Row - Fifteenplex
- 19. Single-Family Attached - Row - Sixteenplex
- 20. Single-Family Attached - Row - Seventenplex
- 21. Single-Family Attached - Row - Eighteenplex
- 22. Single-Family Attached - Row - Nineteenplex
- 23. Single-Family Attached - Row - Twentyplex
- 24. Single-Family Attached - Row - Twentyoneplex
- 25. Single-Family Attached - Row - Twentytwoplex
- 26. Single-Family Attached - Row - Twentythreeplex
- 27. Single-Family Attached - Row - Twentyfourplex
- 28. Single-Family Attached - Row - Twentyfiveplex
- 29. Single-Family Attached - Row - Twentysixplex
- 30. Single-Family Attached - Row - Twentysevenplex
- 31. Single-Family Attached - Row - Twentyeightplex
- 32. Single-Family Attached - Row - Twentynineplex
- 33. Single-Family Attached - Row - Thirtyplex
- 34. Single-Family Attached - Row - Thirtyoneplex
- 35. Single-Family Attached - Row - Thirtytwoplex
- 36. Single-Family Attached - Row - Thirtythreeplex
- 37. Single-Family Attached - Row - Thirtyfourplex
- 38. Single-Family Attached - Row - Thirtyfiveplex
- 39. Single-Family Attached - Row - Thirtysixplex
- 40. Single-Family Attached - Row - Thirtysevenplex
- 41. Single-Family Attached - Row - Thirtyeightplex
- 42. Single-Family Attached - Row - Thirtynineplex
- 43. Single-Family Attached - Row - Fortyplex
- 44. Single-Family Attached - Row - Fortyoneplex
- 45. Single-Family Attached - Row - Fortytwoplex
- 46. Single-Family Attached - Row - Fortythreeplex
- 47. Single-Family Attached - Row - Fortyfourplex
- 48. Single-Family Attached - Row - Fortyfiveplex
- 49. Single-Family Attached - Row - Fortysixplex
- 50. Single-Family Attached - Row - Fortysevenplex
- 51. Single-Family Attached - Row - Fortyeightplex
- 52. Single-Family Attached - Row - Fortynineplex
- 53. Single-Family Attached - Row - Fiftyplex
- 54. Single-Family Attached - Row - Fiftyoneplex
- 55. Single-Family Attached - Row - Fiftytwoplex
- 56. Single-Family Attached - Row - Fiftythreeplex
- 57. Single-Family Attached - Row - Fiftyfourplex
- 58. Single-Family Attached - Row - Fiftyfiveplex
- 59. Single-Family Attached - Row - Fiftysixplex
- 60. Single-Family Attached - Row - Fiftysevenplex
- 61. Single-Family Attached - Row - Fiftyeightplex
- 62. Single-Family Attached - Row - Fiftynineplex
- 63. Single-Family Attached - Row - Sixtiyplex
- 64. Single-Family Attached - Row - Sixtyoneplex
- 65. Single-Family Attached - Row - Sixtytwoplex
- 66. Single-Family Attached - Row - Sixtythreeplex
- 67. Single-Family Attached - Row - Sixtyfourplex
- 68. Single-Family Attached - Row - Sixtyfiveplex
- 69. Single-Family Attached - Row - Sixtysixplex
- 70. Single-Family Attached - Row - Sixtysevenplex
- 71. Single-Family Attached - Row - Sixtyeightplex
- 72. Single-Family Attached - Row - Sixtynineplex
- 73. Single-Family Attached - Row - Seventiyplex
- 74. Single-Family Attached - Row - Seventyoneplex
- 75. Single-Family Attached - Row - Seventytwoplex
- 76. Single-Family Attached - Row - Seventythreeplex
- 77. Single-Family Attached - Row - Seventyfourplex
- 78. Single-Family Attached - Row - Seventyfiveplex
- 79. Single-Family Attached - Row - Seventysixplex
- 80. Single-Family Attached - Row - Seventysevenplex
- 81. Single-Family Attached - Row - Seventyeightplex
- 82. Single-Family Attached - Row - Seventynineplex
- 83. Single-Family Attached - Row - Eightiyplex
- 84. Single-Family Attached - Row - Eightyoneplex
- 85. Single-Family Attached - Row - Eightytwoplex
- 86. Single-Family Attached - Row - Eightythreeplex
- 87. Single-Family Attached - Row - Eightyfourplex
- 88. Single-Family Attached - Row - Eightyfiveplex
- 89. Single-Family Attached - Row - Eightysixplex
- 90. Single-Family Attached - Row - Eightysevenplex
- 91. Single-Family Attached - Row - Eightyeightplex
- 92. Single-Family Attached - Row - Eightynineplex
- 93. Single-Family Attached - Row - Ninetiyplex
- 94. Single-Family Attached - Row - Ninetyoneplex
- 95. Single-Family Attached - Row - Ninetytwoplex
- 96. Single-Family Attached - Row - Ninetythreeplex
- 97. Single-Family Attached - Row - Ninetyfourplex
- 98. Single-Family Attached - Row - Ninetyfiveplex
- 99. Single-Family Attached - Row - Ninetysixplex
- 100. Single-Family Attached - Row - Ninetysevenplex
- 101. Single-Family Attached - Row - Ninetyeightplex
- 102. Single-Family Attached - Row - Ninetynineplex
- 103. Single-Family Attached - Row - Onehundredplex

e 30



MAP SCALE 1" = 500'



NFIP  
 NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0169J

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**COOK COUNTY,**  
**ILLINOIS**  
**AND INCORPORATED AREAS**

**PANEL 169 OF 832**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COOK COUNTY	170054	0169	J
HANOVER PARK, VILLAGE OF	170099	0169	J
SCHAUMBURG, VILLAGE OF	170158	0169	J
STREAMWOOD, VILLAGE OF	170166	0169	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**17031C0169J**  
**MAP REVISED**  
**AUGUST 19, 2008**

Federal Emergency Management Agency

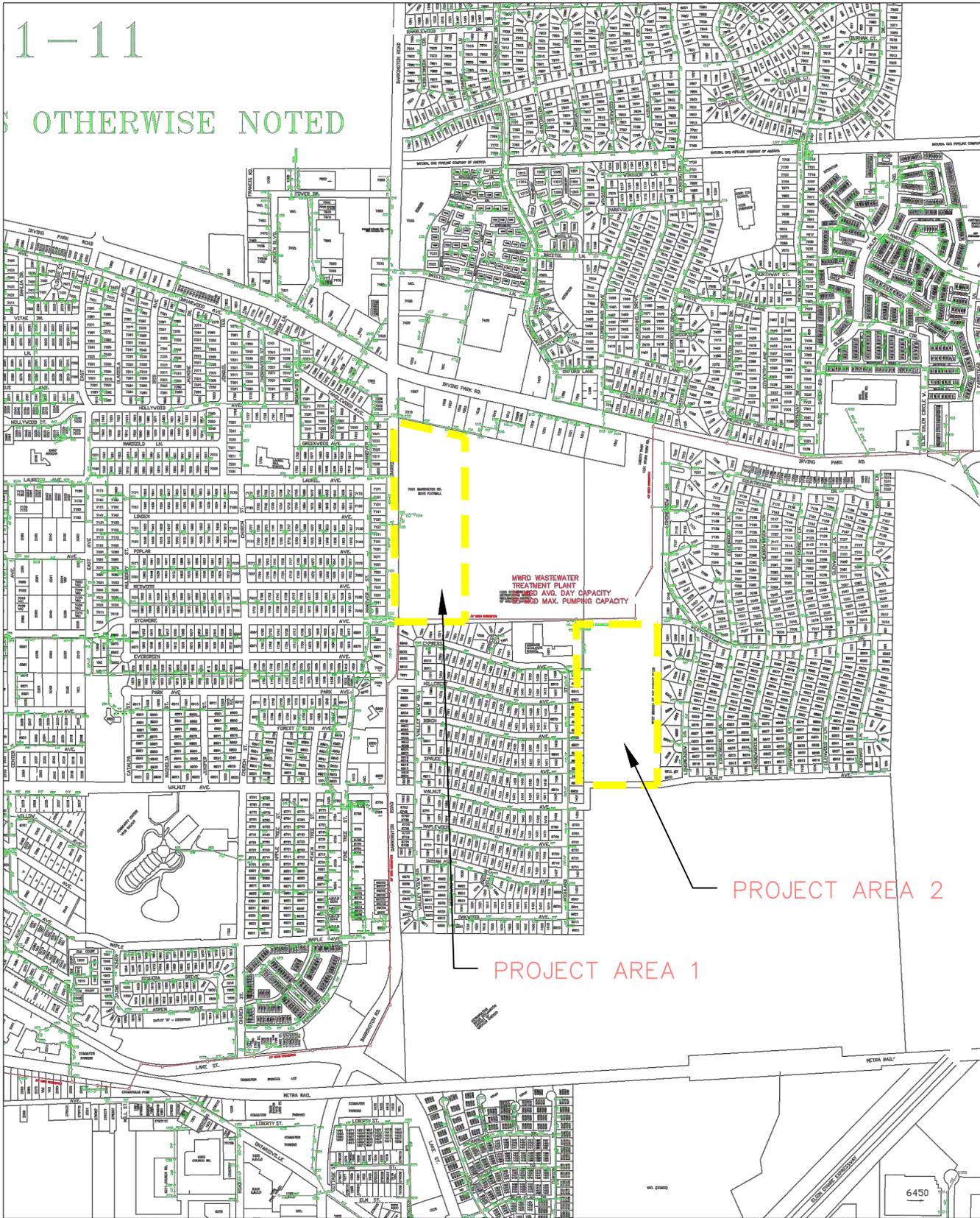
JOINS PANEL 0307  
 406,000M

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



1-11

OTHERWISE NOTED



PROJECT AREA 2

PROJECT AREA 1

**GHA** **GEWALT HAMILTON ASSOCIATES, INC.**

850 Forest Edge Drive ■ Vernon Hills, IL. 60061  
 TEL 847.478.9700 ■ FAX 847.478.9701

**SANITARY ATLAS**  
**DUE DILIGENCE REPORT**  
**HANOVER PARK ATHLETIC FIELDS**  
**VILLAGE OF HANOVER PARK**

FILE Atlas Exhibits.dwg

DRAWN BY: TAR

GHA PROJECT #

DATE 02-19-13

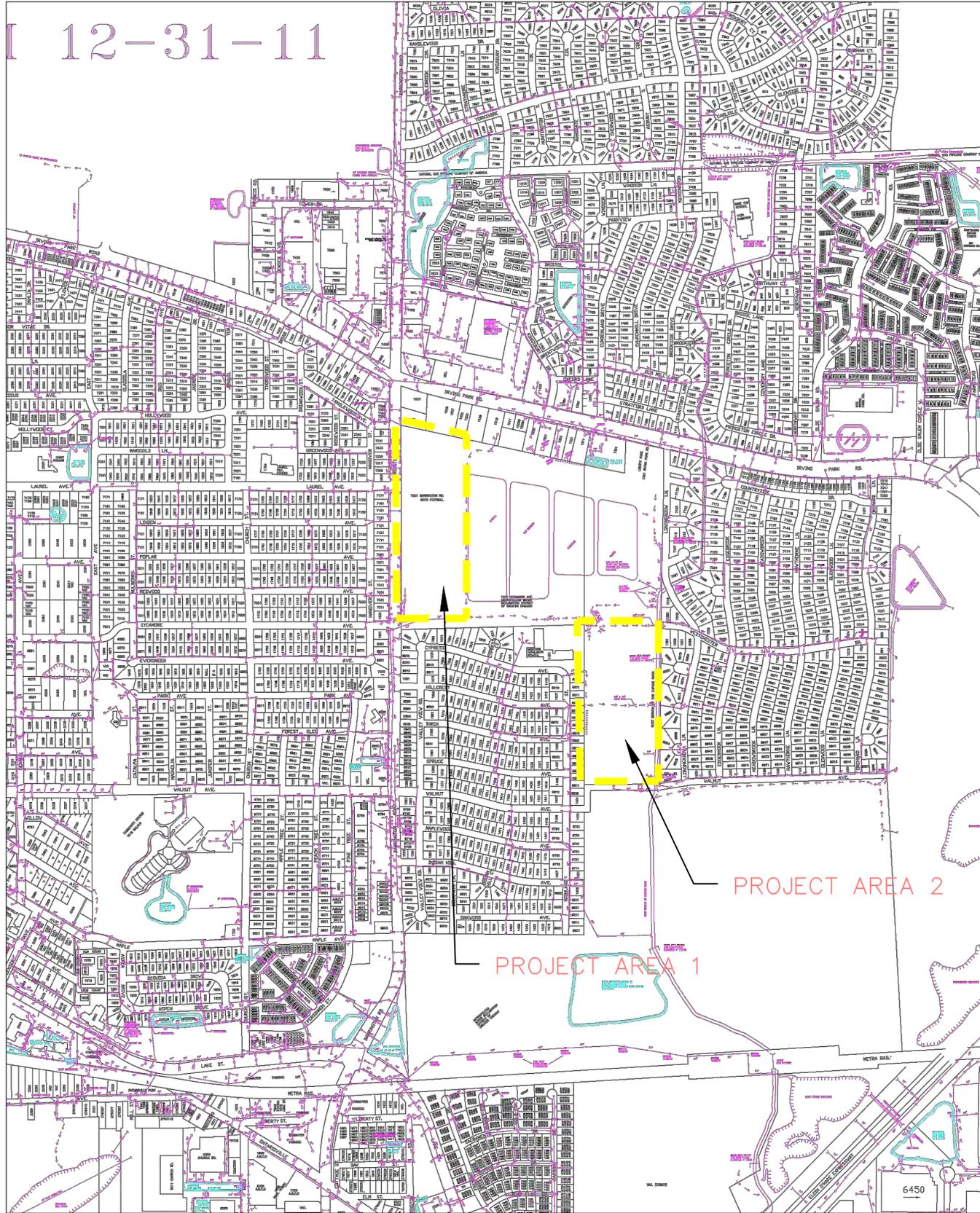
106

CHECKED BY:

SCALE N.T.S.



12-31-11



**GHA** **GEWALT HAMILTON ASSOCIATES, INC.**  
 850 Forest Edge Drive ■ Vernon Hills, IL. 60061  
 TEL 847.478.9700 ■ FAX 847.478.9701

**STORM ATLAS**  
**DUE DILIGENCE REPORT**  
**HANOVER PARK ATHLETIC FIELDS**  
**VILLAGE OF HANOVER PARK**

FILE: Atlas Exhibits.dwg	GHA PROJECT #
DRAWN BY: TAR	106
DATE 02-19-13	SCALE N.T.S.
CHECKED BY:	