

MEETING: REGULAR BOARD OF TRUSTEES MEETING  
VILLAGE OF HANOVER PARK  
DATE: December 3 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: President Rodney Craig, Trustees Nicolosi, Zimel,  
Cannon, Roberts, Kaiser  
ABSENT: Trustee Toni L. Carter Arrived Late  
ALSO PRESENT: Village Manager Ron Moser, Heads of Department  
and Interim Village Attorney Jessica Paul

**Pledge of Allegiance**

2. PLEDGE OF ALLEGIANCE  
All joined in the Pledge of Allegiance.

**Approved:  
Consent Agenda –  
Omnibus Vote**

3. ACCEPTANCE OF AGENDA  
Motion by Trustee Zimel to amend the Agenda by adding Warrants in  
Section 6-A.12, 6-A.13, 6-A.14 and 6-A.16 as well as Minutes in Section  
8-A.1, 8-A.2, 8-A.3 and 8-A.4 to the Consent Agenda. Motion was  
seconded.

Motion by Trustee Cannon to accept Agenda. Motion seconded by  
Trustee Roberts.

Roll Call

AYES: Nicolosi, Zimel, Cannon, Roberts, Kaiser  
NAYS: None  
ABSENT: Carter

Motion carried – Approved Agenda

**Presentations:  
Swearing in of Sergeant  
and Officers**

4. PRESENTATION  
4-A.1 President Craig swore in Eric Villanueva as Hanover Park's new  
Sergeant.

Presentation of  
Appreciation to Senator  
John Millner tabled for  
next Board Meeting.

- 4-A .2 President Craig swore in Sabina Lomeli as Hanover Park's new  
Officer.  
4-A.3 President Craig swore in Timothy McNulty as Hanover Park's new  
Officer.  
4-A.4 President Craig swore in Jeffrey Palace as Hanover Park's new  
Officer.

- 4-A.5 President Craig swore in Zachary Hayes as Hanover Park's new Officer.
- 4-A.6 President Craig tabled presentation of Appreciation to Senator John Millner, District 28 for the next Board Meeting as Senator Millner was unable to attend.

**Town Hall Session**

- 5. TOWN HALL SESSION  
Linda Packham from the Sister Cities Committee addressed the Board and provided an update on Sister Cities Committee activities. During the last six months, the Sister Cities Committee has reached out to India and Mexico focusing primarily on Valparaiso, Mexico. She is honored to have the Mayor and Governor of Valparaiso in the Chicago area. She shared that the Mayor of Valparaiso is coming to the Hanover Park Village Hall on Monday, December 7<sup>th</sup> during which the Village of Hanover Park will have a late afternoon meeting with the Mayor of Valparaiso and host a reception that evening. An invitation to elected officials, department heads, committee members and staff was extended to attend the reception. Mayor Craig expressed his appreciation to Linda Packham for assisting with establishing this new relationship with the Mayor of Valparaiso and noted that he will be at the reception. He encouraged Trustees to attend the reception. He asked Maria Piñeda, a resident working with the Sister Cities Committee, to also step forward. Maria expressed how happy she is about the relationship between the Mexican community and the Village of Hanover Park and thanked the Board for taking time to meet with the Mayor of Valparaiso. Mayor Craig indicated that the Village will send an invitation for the reception and issue a press release for this event.
  
- 6-A. VILLAGE PRESIDENT'S REPORT – RODNEY S. CRAIG  
President Craig spoke about the proposed new Village police facility on Lake Street. He thanked staff for their work. He indicated that the current police facility is outdated, falling short of the needs of the police department. He advised that while elected officials have considered this proposal for some time, this will be the first opportunity for the Board to ask questions as the Village seeks to enlist a Bond Counsel. He advised that it has been the staff's goal to present a case with no tax increase to residents, however, an annual homeowner increase in taxes of \$30.00 is demonstrated as the possible worst case scenario. He looks forward to public workshops and discussions to review the information as it becomes available and to having residents communicate their opinions to the Board.  
  
President Craig has been involved in numerous meetings with IDOT concerning the western access to O'Hare. This IDOT project is a \$2 billion proposal that is evolving. The Phase I plan falls short of Hanover Park's expectations and this is the basis for President Craig's involvement. It is his intent to provide an update to the Board at a future workshop and his goal is to see that the Village has a quality public transportation that comes directly from O'Hare to the Hanover Park

Metra station.

President Craig shared that the DuPage Water Commission cash flow problem would not affect Hanover Park. As the town is not in that water commission, but is part of the JAWA Water pipeline. This applies to all residents of Hanover Park whether they reside in Cook or DuPage county.

President Craig mentioned that the Village Clerk would be discussing the Christmas tree lighting event scheduled for 6:30 pm on December 4<sup>th</sup> during the Village Clerk's Report.

**Approved  
Ordinance O-09-35:  
An Ordinance  
Declaring Official  
Intent Regarding  
Certain Capital  
Expenditures to Be  
Reimbursed from  
Proceeds of an  
Obligation**

6-A.1

Motion to Approve Ordinance O-09-35: An Ordinance Declaring Official Intent Regarding Certain Capital Expenditures to Be Reimbursed from Proceeds of an Obligation.

Motion by Trustee Cannon and Seconded by Trustee Zimel to approve Ordinance O-09-35.

Ron Moser, Village Manager stated that the Village study shows a need for expansion in the Police Department. The Police Department was constructed in 1977 and since then the number of personnel has grown to a force of 57 officers and 45 civilian personnel. In recent years, the Board determined that a new police facility should be located at 2015 W. Lake Street which is adjacent to Village property. That building and the land was purchased by the Village and the tenant currently occupying the space is leasing back to the Village, but is scheduled to vacate in the Spring of 2010. To further this project, \$1 million is included in the fiscal budget for professional services. In July, the architects presented a study estimating the cost of building the new police facility at \$22,783,000.00. The architects subsequently interviewed elected officials and staff worked with architects to refine the space needs based on the study by reducing the space needs from 62,430 sq. ft. to 51,853 sq. ft. This brought down the projected total cost of constructing the new police facility to approximately \$19 million. Staff recommends that the project be funded at an amount not to exceed \$19 million and to enter into an agreement with PSA-Dewberry to begin work on final layout and design of the building. The finalized contract will be presented to the Board at a future meeting for approval.

Staff also proposed using Construction Manager at Risk contract which would allow the Village to choose through an open request for qualifications process, a firm that will be the general contractor for the project. Thereafter, the Village would negotiate with the General Contractor a not to exceed cost. Bond Counsel would be required for this project to provide counsel for various important issues.

Staff recommended the following actions:

1. Approval of Resolution to Authorize Village Manager to execute an engagement for Bond Counsel.
2. Approve an Ordinance Declaring Official Intent Regarding Certain Capital Expenditures to be Reimbursed From Proceeds of an Obligation.
3. Authorize the Village Manager to negotiate a contract with PSA-Dewberry to design the Police facility.
4. Authorize Village Manager to being the process of selecting a Construction Manager/Constructor.

The above recommendations would be brought before the Board at a future meeting.

Trustee Nicolosi did not recall seeing an Ordinance declaring official intent regarding capital expenditures to be reimbursed from proceeds of an obligation and asked who drafted that Ordinance.

Finance Director Lafayette Linear responded that Bond Counsel drafted it and Village Attorney, Bernie Paul reviewed it. He further stated that the Ordinance speaks to specifics of what the funds can be used for as well as providing a mechanism to reimburse the Village's general fund.

Trustee Nicolosi noted that in the examples provided to the Board, some money was being pulled from the reserves for this venture and he believed the amount being extracted was 25%. He asked whether a certain amount has to be kept in reserves. He also inquired whether the Village's bond rating would be affected should reserves fall below a certain percentage.

Lafayette Linear replied that it may or may not affect the bond rating and further added that most municipalities state-wide are re-rating their bonds this year. Currently, the Village retains 25% of expenditures in reserves which is approximately 5.5 million dollars. The Village has \$7.9 million in reserves which about 34%.

Trustee Zimel questioned if other Bond Counsel was researched.

Lafayette Linear stated that there are other Bond Counsels other than Chapman and Cutler, but that they are considered one of the premier Bond Counselors in the state of Illinois having done work for Hanover Park and most Villages in the state. He spoke to the Mayor and Village Manager regarding Chapman and Cutler and they agreed that because it is such an important issue they want to go with the best available Bond Counsel.

Trustee Cannon wanted to know if anything was done to ensure the Bond Counsel's rate was fair. The estimated fee for professional services provided by Chapman and Cutler will be \$23,600.00.

Lafayette Linear responded that there was no comparison done with other law firms, but comparison was done with past charges and charges to other Villages for similar projects. He further stated that he is familiar with this firm from working with them during his tenure at other Villages and he also had Village Attorney Paul review the Agreement with Chapman and Cutler and it was determined that the rate was a standard and fair charge.

Trustee Kaiser wanted to know if enough money would be available on-hand due to using \$800,000 towards Newcare and some of those monies towards the police department for new officers and permits.

Village Manager Ron Moser advised that \$794,000 was received from the Nucare sale and \$175,000 from permit fees and these amounts were not budgeted as revenue. He further stated that a budget amendment was done and \$40,000 was transferred from Nucare proceeds to cover the new officers approved by the Board. There is in excess of \$800,000 available for the rest of this fiscal year.

Trustee Kaiser also wanted to know what will be done with the existing police facility.

Village Manager Ron Moser explained that no architectural work has yet been planned for the existing police facility. After the new police facility is built, the Village will review expansion at Village Hall for storage or office personnel possibly without modification expense. He also indicated that with that expansion, the Village would not have to continue to lease buildings they currently lease for storage as the existing police station could be used for that purpose. Those leased storage facilities could also be sold. Moving expenses involved would just be the for the salt dome. That could be reviewed two or three years down the line.

Trustee Kaiser also asked about the possibility of a vehicle garage at the new police facility.

Howard Killian of Public Works answered that there are five different possibilities being considered anywhere from no garages to two or three bays for just evidence or command vehicles that have electronic equipment. Another consideration is a car port for cover for vehicles or a 30 car garage. Currently, the cost for a large garage is high.

Trustee Kaiser wanted to know when the cost would be finalized.

Howard Killian stated that would be determined once the construction manager and architect discuss with the Village what construction changes have to be done to keep construction costs at the agreed amount. Public Works will come back to the Board showing what can be designed for the dollar amount the Board is willing to spend. The next

several months will determine details of what the building will look like.

Trustee Kaiser asked about the new shooting range that is proposed for the new police facility and wanted to know why the existing shooting range cannot be used.

Howard Killian of Public Works stated that this will be reviewed. The original concept was to have the shooting range in the basement or perhaps on a first floor to eliminate elevators and need for circulation on a lower level. The existing range has environmental concerns and needs a new ventilation system. If offices were to be expanded at Village Hall into the existing police facility there would be noise from the shooting range. In conclusion, it may be more cost-effective to build a shooting range at the new police facility instead of spending money to revamp the existing shooting range.

Trustee Kaiser wanted to know if other Village shooting ranges could be used by Hanover Park to which the police department responded that each police facility must use their own shooting ranges.

Trustee Kaiser inquired if the existing trailer behind the police facility would still be needed to which Public Works responded that it would not.

Trustee Kaiser wanted to know the timeline of when taxpayers would be incur a tax increase to which the Village Manager answered that it would be in June of 2012. The Village Manager noted that the increase would be kept down by borrowing less, but money would then have to be taken from reserves. Trustee Kaiser wanted to know if the amount borrowed is \$16 million maximum to which the Village Manager confirmed that it is. The Village Manager recommended borrowing \$14-\$16 million. President Craig added that the Board will have better data once the Bond Counsel is engaged.

Trustee Carter asked how big Streamwood's police department is and if the new Hanover Park police facility will be close to the size of Streamwood's police facility. Howard Killian of Public Works answered that Streamwood's police facility is a approximately 51,000 sq.ft. and is close to the square footage for the proposed new Hanover Park police facility.

Trustee Carter thanked Public Works for reducing the cost of the new police facility in half as she was not comfortable with the \$27 million that was originally proposed. She wondered if there was a way to spend \$10-\$12 million She also wanted to know if there was a way to continue to use some of the existing space for police administration and for expansion for Village Hall employees. Village Manager recommended that this not be done due to the vital needs of functions within the police department needing to be located in the same area.

Trustee Carter wanted to know if 51,000 sq.ft. has been maxed out for use by the police department to which Howard Killian responded that it is not. He further noted that any excess was cut down to bring it to 51,000 sq ft. He concluded by stating that areas not used would be kept for future expansion needs.

Trustee Carter inquired how long records are required to be kept in storage and if the storage facilities have been purged. Police Chief Webb responded that they adhere to the Secretary of State guidelines for general Village file records and there are not records that can be purged. Police Chief Webb advised that Homicide requires lifetime storage and some records go offsite as soon as possible.

Trustee Carter wanted to know if a cafeteria was built into the plan for the new police facility to provide for adequate space for breaks to which Chief Webb advised that it was.

Trustee Roberts wanted to know if \$19 million included furnishing and construction to which Howard Killian responded that it was.

Trustee Zimel wanted to know if Dewberry was the only firm researched for the construction to which Howard Killian replied that various firms were reviewed.

Trustee Roberts asked if the trailer would be sold to which Howard Killian replied that the trailer does not even have scrap value.

President Craig said that this may end up being done without taxes.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: Nicolosi

Motion carried.

**Approved:  
R-09-27: Resolution  
Authorizing an  
Agreement Between  
the Village of  
Hanover Park,  
Illinois, and  
Chapman and  
Cutler, LLP**

6-A.2

Motion to approve R-09-27: Resolution Authorizing an Agreement Between the Village of Hanover Park, Illinois, and Chapman and Cutler, LLP.

No questions by the Board.

Motion to approve by Trustee Cannon and Seconded by Trustee Roberts

Roll Call:

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

Kaiser  
NAYS: None  
ABSENT: Nicolosi

Motion carried.

**Approved:  
Direction- Authorize  
the Village Manager  
to Negotiate a  
Contract with PSA-  
Dewberry to Design  
the Police Facility**

6-A.3

Motion to Provide Direction and Authorize the Village Manager to Negotiate a Contract with PSA-Dewberry to Design the Police Facility.

Motion to approve by Trustee Zimel and seconded by Trustee Kaiser.

No questions by the Board.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

**Approved:  
Direction and  
Authorized the Village  
Manager to Begin the  
Process of Selecting a  
Construction  
Manager/Constructor**

6-A.4

Motion to Provide Direction and Authorize the Village Manager to Begin the Process of Selecting a Construction Manager/Constructor.

Motion to approve by Trustee Zimel and Seconded by Trustee Cannon.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts ,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

**Approved:  
Ordinance O-09-36:  
An Ordinance  
Authorizing the Levy  
and Assessment of  
Taxes for the  
Corporate Municipal  
Purpose of The Village  
of Hanover Park, a  
Home Rule  
Municipality, Cook and  
DuPage Counties, IL  
for the Purposes of the  
Fiscal Year Beginning  
May 1, 2009 and  
Ending April 30, 2010**

6-A.5

Motion to approve Ordinance O-09-36: An Ordinance Authorizing the Levy and Assessment of Taxes for the Corporate Municipal Purpose of The Village of Hanover Park, a Home Rule Municipality, Cook and DuPage Counties, IL for the Purposes of the Fiscal Year Beginning May 1, 2009 and Ending April 30, 2010.

Motion to approve by Trustee Zimel and Seconded by Trustee Kaiser.

Village Manager Ron Moser advised that the state recommended a 2009 net corporate and debt service property tax levy of \$9,360,557 which is an increase of \$363,478 or 4.04% from the Village Board approved 2008 net property tax levy of \$8,997,079. The 2009 property tax ordinances must be filed with the Cook County Clerk and the DuPage County Clerk

by the last Tuesday in December, 2009.

Staff requested Village Board's approval of an Ordinance Authorizing the Levy and Assessment of Taxes for the Corporate and Municipal Purposes of the Village of Hanover Park for Fiscal Year beginning May 1, 2009 and ending April 30, 2010 and an Ordinance Abating a Portion of the Annual Tax for 2009 for General Obligation Refunding Bonds, Series 2002.

Trustee Kaiser inquired as to how much municipal property taxes would go up for homeowners to which Lafayette Linear replied that it actually had gone down from last year, but these are only estimates. It will be hard to determine exact taxes until the Assessor calculates the tax bill.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

6-A.6.

Motion to approve Ordinance O-09-37: An Ordinance Abating a Portion of the Annual Tax for 2009 for General Obligation Refunding Bonds, Series 2002.

Motion by Trustee Cannon and Seconded by Trustee Kaiser.

Finance Director Lafayette Linear explained that the general obligation bond calls for if we have the funds to repay the bond holders in our general fund, we are to abate the taxes rather than increase the taxes and we are asking to abate the taxes for this bond issue.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

6-A.7

Motion to approve Ordinance O-09-38: An Ordinance Authorizing the Levy and Assessment of Taxes for the Fiscal Year Ending April 30, 2010 In and For the Village of Hanover Park Special Service Area Number Three.

Motion by Trustee Zimel and Seconded by Trustee Kaiser.

Village Manager Ron Moser explained that there are three issues. Special Service Area #3 (SSA#3) includes multi-family housing units located on Astor Avenue. Recommended 2009 property tax levy for SSA#3 provides for operating expenses including municipal solid waste collection and snow removal as well as other scheduled building improvements from May 1<sup>st</sup> through April 30, 2010. The ordinance establishing SSA#3 limits the annual special service area property tax levy to a maximum of 5.0% of assessed value of that area.

Staff completed analysis of financial operations for SSA#3 and recommends that the Village Board approve a 2009 property tax levy for SSA#3 for \$44,747. Should the budgeted expenditures exceed the 2009 property tax levy amount of \$44,747, they will be financed by interest revenues and fund reserves.

No questions of the Board.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

6-A.8

Motion to approve Ordinance O-09-39: An Ordinance Authorizing the Levy and Assessment of Taxes for the Fiscal Year Ending April 30, 2010 In and For the Village of Hanover Park Special Service Area Number Four.

Motion by Trustee Zimel and Seconded by Trustee Cannon.

Village Manager Ron Moser explained that Special Service Area #4 (SSA#4) includes multi-family housing units located on Mark Thomas and Leslie Lanes. Recommended 2009 property tax levy for SSA#4 provides for operating expenses including municipal solid waste collection and snow removal services, and the scheduled repayment of Village funds that were advanced to this SSA for improvements for the period from May 1, 2009 through April 30, 2010. \$275,00 was advanced by the Village in Fiscal Year 2000 with the intent to have the advance repaid over a ten-year period with the final payment due November 2009. Ordinance establishing SSA#4 limits the annual special service area property tax levy to a maximum of 4.0% of assessed value of that area.

Staff completed analysis of the financial operations of SSA#4 and recommends the Village Board approve a 2009 property tax levy for SSA#4 for \$43,442. Fiscal Year 2010 expenditure budget for SSA#4 is \$46,031. Budgeted expenditures that exceed the 2009 property tax levy of \$43,442 will be finance by interest revenues and fund reserves.

No questions of the Board.

Roll Call:

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

NAYS: None

ABSENT: None

Motion carried.

6-A.9

Motion to approve Ordinance O-09-40: An Ordinance Authorizing the Levy and Assessment of Taxes for the Fiscal Year Ending April 30, 2010 In and For the Village of Hanover Park Special Service Area Number Five.

Motioned by Trustee Zimel and Seconded by Trustee Kaiser.

Village Manager, Ron Moser explained that the recommended 2009 property tax levy for Special Service Area #5 (SSA5) provides for municipal solid waste collection services and street improvements within the Tanglewood multi-family housing development. SSA#5 is located in its entirety in DuPage County. Ordinance establishing SSA#5 limits the annual special service area property tax levy to a maximum of 1.7% of assessed value of that area. Based on 2008 assessed valuation of \$23,771,980, this maximum special service area property tax levy is \$404,124.

Staff completed analysis of the financial operations of SSA#5. Staff recommends a 2009 property tax levy for SSA#5 for \$325,966 equal to property tax revenue included in Fiscal Year 2010 budget. Fiscal Year 2010 budgeted expenditures for SSA#5 are \$366,137. Fiscal Year 2010 expenditures over the 2009 property tax levy amount will be financed by interest revenues, association reimbursements, and fund reserves.

No questions of the Board.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

6-A.10

Motion to approve R-09-31: A Resolution Agreement Approving an Intergovernmental Pace Route 554 Service Agreements with the Suburban Bus Division of the Regional Transportation Authority (PACE).

Motion by Trustee Zimel and Seconded by Trustee Kaiser.

Village Manager, Ron Moser advised that on October 2, 2008 the Village Board approved a resolution approving a Route 554 Service Agreement with Suburban Bus Division of the Regional Transportation Authority (PACE). After a year of Pace providing this service to Hanover Park, it is time to review the agreement. Two agreements for review were:

1. Intergovernmental Agreement between Pace, Elgin, Streamwood, Hanover Park , Hoffman Estates and Schaumburg.
2. Service agreement between the parties.

Agreement states that 5 municipalities pay equal share of 50% of the net operating costs and Pace pays for the rest. For 2010, each Village will pay an amount not to exceed \$23,104.27.

Staff recommends Village Board to approve the Resolution approving these agreements and authorize the Village Manager to execute these agreements.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

6-A.11

Motion to approve Direction for a Support Agreement with MI Homes and Direct Staff to Prepare Necessary Ordinance and Formal Agreement.

Motioned by Trustee Zimel and Seconded by Trustee Roberts.

Village Manager Ron Moser advised that MI Home seeks to purchase and complete the Church Street Station townhome project. When the Village negotiated the Development Agreement with Neumann Homes who was originally the builder of Church Street Station townhomes, there were various conditions on the developer and on its successor that were not required by other developers in the village. One of the conditions was payment of village impact fees. The village also required an impact fee of \$1,935 per unit from Church Street Station. The impact fees are collected at time of occupancy and have been paid on 53 of the 60 townhomes constructed. 66 townhomes remain to be constructed. Staff is in negotiations with MI Homes and has given preliminary approval to amend the PUD agreement for Church Street Station to allow type of townhome MI would like to construct. Unfinished private improvements extend beyond area that MI Homes would like to finish and MI Homes wants assistance from the village by seeking reimbursement of the village portion of impact fees that they will pay for private improvements once they are completed. Village indicated that MI homes was advised that work must be completed if Village enters into an agreement.

Staff views this as an opportunity to get this project back on track and completed. Village is not counting on impact fees to fund other projects and would not have to budget monies to complete the project. MI Homes would seek TIF assistance for eligible costs associated with fence and storm structures. The cost for this is not expected to exceed \$25,000. It is recommended that the President and Trustees support the agreement and direct Staff to prepare necessary ordinance and/or agreement to formalize the arrangement.

Patrick Grill provided an update by advising that the Village was contacted by Dan Flannigan of MI Homes regarding the issue of 9 homes at Church Street Station that were taken over during foreclosure by Bank of America. MI Homes met with Bank of America and would like to buy those homes back and sell them. The Village has been withholding occupancy of those units because of outstanding private improvements that are incomplete. MI Homes sent a proposal to finish the improvements of those nine homes. Their proposal involves Bank of America giving MI Homes \$50,000 which they then would give to the Village as an escrow on those nine units to allow them to sell the units and to complete the improvements in Spring. They then want reimbursement of the impact fees less school and parking fees. However, the \$50,000 may not be enough to cover the school and parking fees and Village impact fees and thus negotiations continue. Basically, MI Homes will complete private improvements if the Village allows rebate of our impact fees of \$935,000 per unit. We've never collected this impact fee on any other development. This is an excellent opportunity in this economy.

Dan Flannigan of MI Homes advised that they are excited by the project and by working with the Village. MI Homes has been trying to work out arrangement between the Village and homeowners. MI Homes believes the arrangement is fair and equitable. The arrangements should provide assurance to the Village that work will be completed.

President Craig asked Patrick Grill for confirmation that the agreement is a work in progress and that Community Development is asking for permission to move forward with the agreement including the 9 homes. Patrick Grill advised that he is seeking direction on preparing the necessary ordinances that would approve an agreement as outlined in the letter.

Trustee Zimel asked what TIF district this was in to which Patrick said it was TIF 3. Trustee Zimel also wanted to know if there were enough funds for the \$25,000 fence. Redevelopment agreement using TIF to pay for the fence and sewer has enough funds.

Trustee Cannon inquired as to why the Village did not initiate the impact fees initially if it has not been done for other developers. Patrick Grill answered that this developer presented an opportunity to do creative things development since it is a town center project that the Village allowed special considerations for such as private streets and density and height allowances. President Craig noted that this whole area was a PUD when at its conception with Newman Home. Trustee Cannon asked for confirmation that MI Homes was requesting the entire \$1,935 of impact fees for each unit be returned to them to which Patrick Grill answered that MI Homes would like \$1,935 returned to them once the private improvements are complete.

Trustee Nicolosi asked Dan Flannigan of MI Homes if there was a cost figure of what it will cost to complete the 9 homes at Church Street Station to which Dan Flannigan responded that the Village provided them with a punch list and a preliminary cost estimate and it works out almost exactly with the remaining private improvements being within a few thousand dollars of what would be rebated to MI Homes.

Roll Call:

AYES: Nicolosi, Zimel, Carter, Cannon, Roberts,  
Kaiser  
NAYS: None  
ABSENT: None

Motion carried.

7. VILLAGE MANAGER'S REPORT - RON MOSER

No report.

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

Eira Corral thanked the Police Department for their recent presentation and stated that she has learned so much about the Police Department since becoming an elected official. When she was a resident, the Village Public Safety was one of her greatest concerns and she commended the Police Department on developing a model that enhanced their best practices. She was appreciative of the Police's emphasis on the community and on building communication with residents along with outreach elements.

She updated the Board that liquor and business licenses have been sent out and are due at the end of the year. She stated that taxi and cab licenses will soon be sent out as well.

She spoke about an event she attended today at Famous Footwear and AT&T. There were students from Parkwood and Laurel Hill elementary school who received shoes and socks. She was able to support AT&T as they have supported the Village during the Youth Benefit Ball.

She stated that the Village Tree Lighting event would be taking place tomorrow, Friday, December 4<sup>th</sup> at 6:30pm and she hoped to see many attendees. She advised that the lights would be going on at 6:30 pm and then participants would proceed to the Public Works garage for various presentations by local school choirs and bands along with a Marionette show. The Police Department and Census representatives will be present. Census representatives will be speaking to residents about the importance of the 2010 Census.

She encouraged Trustees to attend the reception for the Mayor of Valparaiso. She is excited to push forward with the work that Sister Cities has been doing with Valparaiso. It is not to be taken lightly when a Mayor visits your community. She advised that she had previously met the Mayor of Valparaiso at an even she and President Craig attended in July and that the Mayor of Valparaiso is a wonderful and educated person. This will be a great way to build relationships with the community. 33% of Hanover Park residents are Hispanic and have ties with Zacatecas. She will participate in the Sunday breakfast with Sister Cities and the Mayor of Valparaiso.

9. CORPORATION COUNSEL'S REPORT  
No Report.

10. VILLAGE TRUSTEES' REPORTS

10-A. JOSEPH J. NICOLSI  
No Report.

10-B. EDWARD J. ZIMEL, JR.  
No Report.

10-C. TONI L. CARTER  
Trustee Carter asked Patrick Grill of Community Development if the Village has heard from the Family Shelter Committee regarding applications for Cook and DuPage county. Patrick Grill said that no application was made by the Village. He sent out several emails and only heard from two members of the Family Shelter Committee. Trustee Carter stated that she is disappointed in the outcome since a significant package was put together and she and President Craig were under the impression that this was being worked on. She and Patrick Grill will discuss this issue further.

She recognized December as the month when most of America celebrates inclusion.

10-D BILL CANNON  
No Report.

10-E. RICK ROBERTS  
No Report.

10-F. LORI A. KAISER  
She reminded everyone that the Hanover Park Lions Club would be providing hot chocolate and cookies at the Tree Lighting event as well as Santa.

**Adjourned Meeting**

11-A. ADJOURNMENT  
Motion by Trustee Zimel and Seconded by Trustee Cannon to adjourn the meeting and leave for Executive Session

Voice vote:

All AYES

Motion carried – President Craig adjourned the Meeting at 8:50 P.M.

Recorded and transcribed by,

Eira L. Corral  
Village Clerk

Minutes approved by President and Board of Trustees on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2009.

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Village President