

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

630-823-5600
Fax 630-823-5786

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, May 3, 2012
6:00 p.m.

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA ITEM REVIEW**
- 4. BOARD MEMBER CONCERNS**
 - a. Teen Center Discussion (Trustee Zimel)**
 - b. D-Plate Issue (Trustee Konstanzer)**
- 5. DISCUSSION TOPICS**
- 6. STAFF UPDATES**
 - a. Hanover Park Park District 5K Run**
 - b. Proposed Engineering and Public Works Restructuring**
 - c. Hometown Hero Home Purchasing Program**
 - d. TIF #2 Discussion**
 - e. Hanover Square Leasing Agent Update**
- 7. ADJOURNMENT**



TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager

SUBJECT: Teen Center Discussion

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: May 3, 2012 – Board Workshop

Executive Summary

At the Village Board Workshop of April 15, 2012, Trustee Ed Zimel spoke on the issue of a Teen Center. As he has met with a group of persons regarding a Teen Center in the Village, he requested a survey be conducted by staff.

Mayor Craig requested that this item be brought forward for discussion at a future Board Workshop.

Discussion

Staff requests the Village Board discuss issues related to a Teen Center as brought forward by Trustee Zimel.

Recommended Action

Staff requests Village Board provide direction on any action desired relating to obtaining information, conducting a survey, etc.



TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager

SUBJECT: D-Plate Discussion

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: May 3, 2012 – Board Workshop

Discussion

Trustee Konstanzer requests the Village Board discuss issues related to the Plate ordinance.

Attached is preliminary information.

PROPOSED DRAFT PLATE ORDINANCE

Section 6.2.4 General parking provisions.

a. Parking of commercial vehicles in residential districts: No commercial vehicle, having a gross weight in lbs, including vehicle and maximum load, in excess of eight thousand one (8,001) pounds and bearing a class designation other than “A” or “B” under the provisions of section 5/15-111 of (625 ILCS 5/15-111, as amended), shall be parked or stored on any residential premises, except when making a delivery or rendering a service at such premises or as listed below. The storage of a commercial vehicle or contractor’s equipment at a place of residence shall not constitute the making of a delivery or the rendering of a service and shall be prohibited.

(1) Box trucks shall be prohibited to be parked or stored in a residential district regardless of size or license plate classification, except when making a delivery or rendering a service in the residential district. Regardless of classification, all vehicles shall be parked on a paved service at the registered residency. Regardless of the vehicle classification, the vehicle must be owned or legally controlled by one of the residential owners or occupants for principle use.

(2) Commercial vehicles having a gross weight when fully loaded in excess of eight thousand (8,001) pounds and bearing a classification of "D" under the provisions of the Illinois Vehicle Code may be permitted to be parked in a zoning area classified as a residential district with the following restrictions. Equipment and materials must be stored or covered by commercial grade manufactured bed cap, or permanent grade enclosure such as OE grad covers. Storage of commercial/contractors' equipment and materials within the vehicle shall be completely concealed from view, and without the use of a tarp or other temporary means, except that no more than two ladder racks attached to the vehicle designed to transport ladders and no more than four ladders which do not extend beyond the front or rear of the body of the vehicle may remain on top of the vehicle parked in a residential district. The maximum height of the vehicle shall be no taller than eight feet (8'), six inches (6”), including ladders on top of the vehicle. One (1) commercial vehicle shall be permitted to be parked per residential property.

(3) It shall be unlawful for any person to park a public passenger vehicle in any zoning area classified as a residential district between the hours of 6:00 p.m. and 6:00 a.m. except when dropping off or picking up a passenger.

most commercialized D plates (2 examples)







R/D plates

D







From: **Jenni Konstanzer** jkonstanzer@hpil.org
Subject: D
Date: January 11, 2012 5:28 PM
To: Jenni Konstanzer jkonstanzer@comcast.net

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TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager

SUBJECT: Hanover Park Park District 5K Run

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: May 3, 2012 – Board Workshop

Executive Summary

The Hanover Park Park District, in conjunction with Salute, Inc., will be holding a 5K Run on Sunday, July 15, 2012 starting at 7:30 a.m.

Discussion

Proceeds from this run will benefit Salute, Inc. and the Park District.

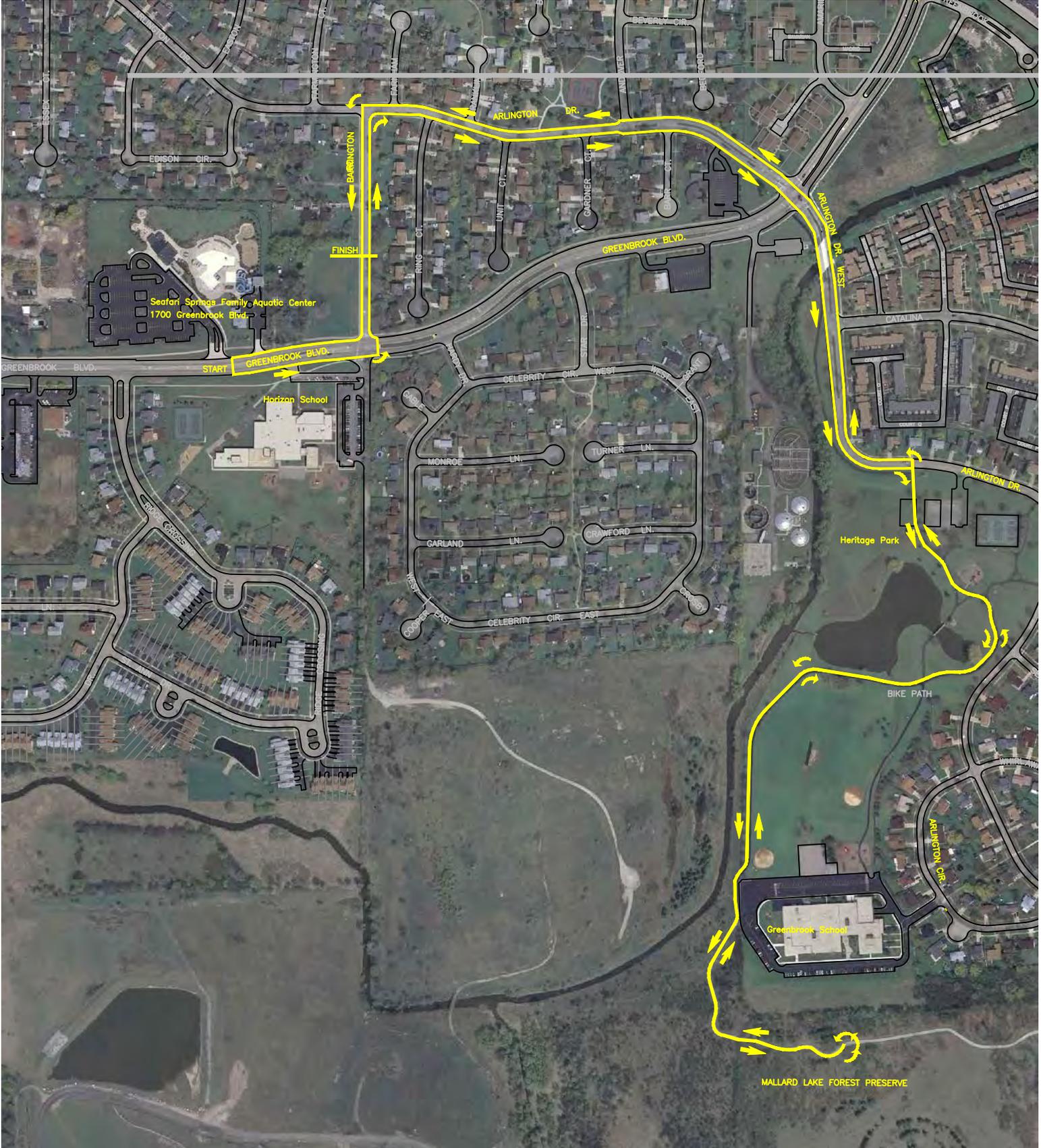
Jeff Acks, Executive Director of the Park District, will address the Board regarding requested cooperation from the Village.

Recommended Action

Staff seeks Board direction on road closures and the Village's participation in the event.

RM:smk

Attachments: Route Map





TO: Village President and Board of Trustees
FROM: Ron Moser, Village Manager
Wendy Bednarek, Director of Human Resources
SUBJECT: Proposed Engineering and Public Works Restructuring

ACTION

REQUESTED: [X] Approval [] Concurrence [] Discussion [] Information

MEETING DATE: May 3, 2012 – Board Workshop

Executive Summary

In early February 2012, the Village Engineer was no longer employed by the Village. With this opening, staff has reviewed the current structure and would make the recommendation to combine the Public Works and Engineering departments.

Discussion

Under this proposed restructuring, the following would occur:

Howard Killian would assume the responsibilities of both positions (Public Works Director and Village Engineer) under the NEW title of Engineering and Public Works Director. The Village Engineer position would be eliminated from the Base Salary Plan. Howard carries the qualification of a P.E. (Registered Professional Engineer). This designation allows him to carry out the duties required of the Village Engineer along with the expertise of the current engineering staff.

Staff is recommending adding a part-time Civil Engineer position. This position would assist with day-to-day requests with ongoing projects and prepare most capital projects in-house. This position would be paid \$30 to \$35 per hour with a maximum of 999 hours per year. (Wage comparables completed by the staff to support the proposed wage). There would be no benefits associated with a part-time employee. The position job description is attached.

Any additional engineering projects would be handled by contractual services. Engineering would continue to also have two (2) Engineering Technicians. (Organizational chart attached).

The annual cost savings estimated at \$114,865 without consulting services included.

In early April, staff has obtained the services of a contractual engineer to continue to support the ongoing projects. This person will be helping in the interim until decisions are made regarding the engineering department.

Agreement Name: _____

Workshop Meeting 05/03/12

Executed By: _____

Recommended Action

Staff is requesting approval by the Village President and Board of Trustees for the restructuring of Public Works and Engineering including the removal of the Village Engineer position and addition of the part-time Civil Engineer position. Upon approval, staff would amend the Base Salary Plan and begin recruitment for the Civil Engineer position.

Attachments: Civil Engineer Job Description
 Proposed Organizational Structure

Department: Public Works
Division: Engineering
Cost Control Center(s): 660
Pay Group: Part-Time Technical & Professional
Reports to (Job Title): Engineering & Public Works Director
FLSA Status: Non-Exempt
Classified Status: Exempt
DOT Code: 005.061-014
Revised Date: April 4, 2012



SUMMARY

Under the supervision and general direction of the Engineering & Public Works Director, performs technical review of engineering design for development projects; manages professional consulting agreements to provide project design and construction services; responsible for reviewing subdivision and land development plans to insure compliance with Village standards.

ESSENTIAL DUTIES AND RESPONSIBILITIES

This description should not be construed to contain every function / responsibility that may be required to be performed by an incumbent in this job. Incumbents are required to perform other related essential and additional functions as assigned by immediate supervisor. Job functions are not necessarily listed in priority order.

Inspects sanitary and storm sewers, water mains, streets, curbs, grading and other public works components of the Village, and the Village pavement program; interprets and applies the ordinance; makes preliminary and final approvals of construction. Reviews proposed plans for new construction. Maintain daily construction inspection reports.

Analyzes reports, maps, drawings, blueprints, tests, and aerial photographs on soil composition, terrain, hydrological characteristics, and other topographical and geologic data for preparation of plans for construction; lays out location of work.

Assists in preparation of construction plans for community development projects; contracts and specifications for receiving bids and letting contracts for construction; conducts pre-bid meetings, analyzes and evaluates bids; researches products and product specifications; analyzes prices and purchases or recommends purchasing action.

Uses computer assisted engineering and design software and equipment to prepare engineering and design documents.

Responsible for the motor fuel tax matters for the Village of Hanover Park. Prepares documents for road maintenance and improvements to submit to the Illinois Department of Transportation.

Serves as liaison between the Village of Hanover Park and other governmental agencies for coordination of joint projects. Answers correspondence and responds to complaints from the public regarding local problems and construction related concerns.

Inspects construction site to monitor progress and ensure conformance to engineering plans, specifications, and construction and safety standards. Directs construction and maintenance activities at project site.

Conducts tests of new construction for the Village and IEPA, checks proper functioning of testing equipment supplied by contractors and performs water main pressure, sanitary sewer air pressure, and sewer infiltration tests.

Updates Village water and sewer maps, indicating the location of new lines, valves, hydrants and manholes, maintains Village address map by assigning street numbers to new homes and commercial and industrial structures; reproduces maps on a blueprint machine. Maintains the records for "as built" drawings for new construction projects. Completes final drafting on plans for various public improvements including plotting cross sections, profiles, and details.

Provides information and assistance to contractors, officials and the general public regarding the interpretation of construction plans and specifications, provisions of the subdivision ordinance, location of utilities, and similar matters. Assigns addresses for all new construction.

Maintains records of construction and permits relative to street, water, sewer, driveway and other work being performed in the Village right-of-way.

Promotes and maintains responsive community relations.

SUPERVISORY RESPONSIBILITIES

This job has no direct supervisory responsibilities.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

EDUCATION and/or EXPERIENCE

Bachelor's degree (B. S.) from four-year college or university in Civil Engineering or an equivalent combination of training and experience with public works construction. Thorough experience in municipal civil engineering. Ability to analyze and recommend solutions to complex engineering problems. Thorough knowledge of construction contract administration and estimating of cost of construction work.

LANGUAGE SKILLS

Ability to speak and read English fluently and to analyze and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from Village officials and management, employees, vendors, and the general public.

MATHEMATICAL SKILLS

Ability to work with mathematical concepts such as probability and statistical inference, and fundamentals of plane and solid geometry and trigonometry. Ability to apply concepts such as fractions, percentages, ratios, and proportions to practical situations.

REASONING ABILITY

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables.

OTHER SKILLS AND ABILITIES

Strong computer skills and knowledge of engineering software. Ability to maintain effective working relationships with residents, property owners, developers, elected officials and other city staff.

Ability to use surveying instruments and knowledge of the use of CAD equipment, software and drafting tools.

Must be available to be on call to respond to emergency situations.

CERTIFICATES, LICENSES, REGISTRATIONS

Must possess the following certifications and/or licenses: Valid Illinois Driver's License and be a Registered Professional Engineer in Training (EIT) with the State of Illinois. Professional Engineering (PE) license preferred but not required.

OTHER QUALIFICATIONS

To successfully perform the duties of this position, the incumbent must possess the following skills and abilities:

Ability to: supervise and coordinate various engineering aspects on a variety of public projects; perform technical research and give professional advice on engineering problems; prepare a budget and maintain division operations within the confines of existing budgetary constraints; and use and care for drafting and surveying instruments.

An extensive working knowledge of: current methods and techniques as applied to the design, construction and maintenance aspects of civil engineering; the preparation of engineering plans and specifications by staff and associate engineering firms; forestry methods, streets, water and sewer techniques; and MFT projects and the preparation of bid specifications for material and equipment.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to stand; walk; use hands to finger, handle, or feel; reach with hands and arms; talk and hear. The employee frequently is required to sit; climb or balance; and stoop, kneel, crouch, or crawl. The employee must regularly

lift and/or move up to 25 pounds and frequently lift and/or move up to 50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

The employee must be available and present for work as scheduled. The employee must perform all functions of the job safely and efficiently at all times in compliance with all safety regulations and policies for the safety and welfare of the employee, co-workers, and the public.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outside weather conditions, normal office conditions and moving construction equipment. The employee is occasionally exposed to moving mechanical parts, fumes or airborne particles, and toxic or caustic chemicals. The noise level in the work environment is usually loud.

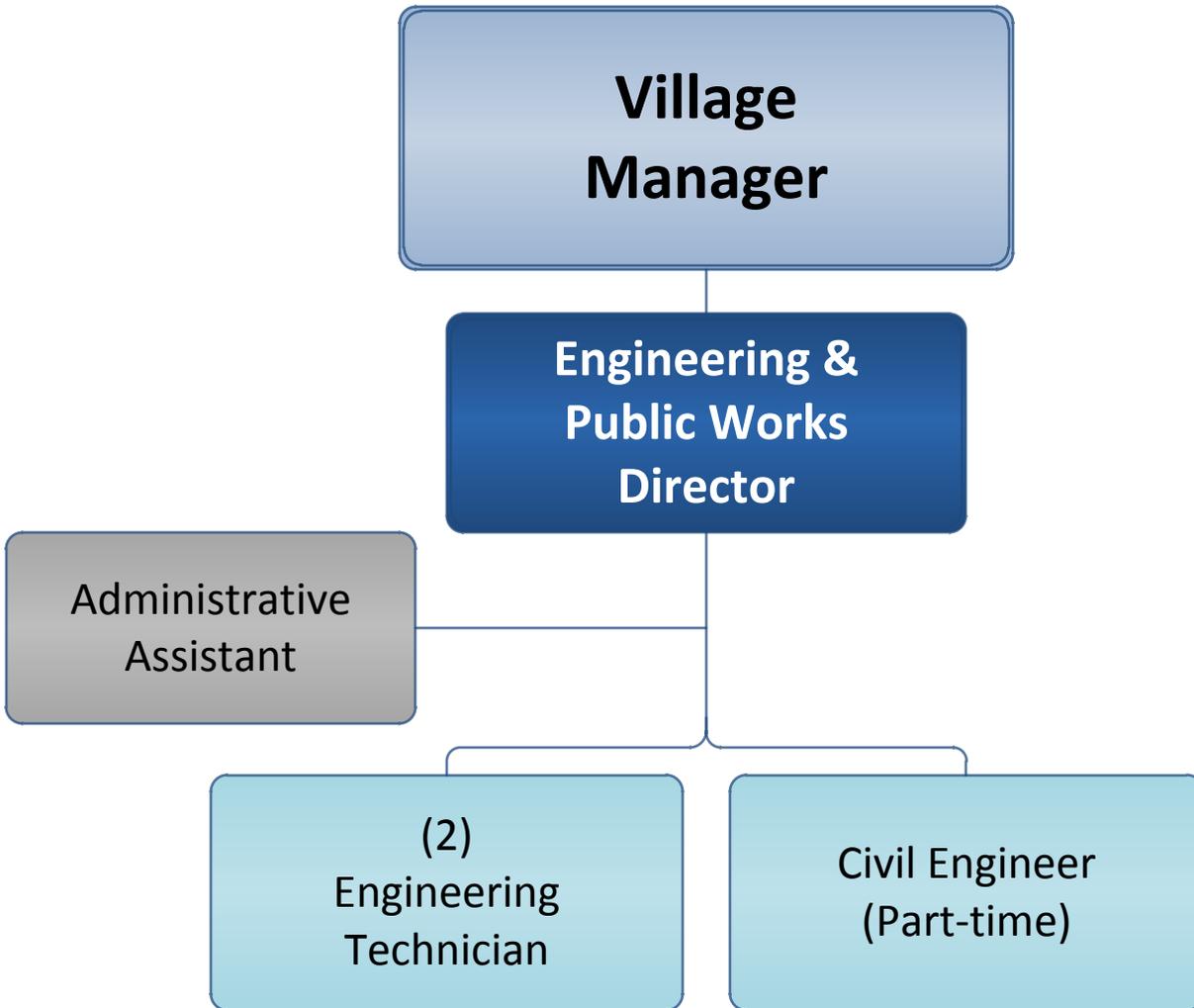
Village of Hanover Park – Table of Organization



Organization of the Public Works and Engineering Department

Proposed







TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager
Katie Bowman, Village Planner
Kay Nees, Assistant Finance Director

SUBJECT: Hanover Park Hometown Hero Home Purchasing Program

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: May 3, 2012

Executive Summary

Staff requests direction on the proposed Hanover Park Hometown Heroes Home Purchasing Program, which will encourage the sale of residences in the Village to qualified homebuyers.

Background

Over the past years, the value of residential real estate in the Village has declined. In May 2009, the mean sales price of residences in the Village was \$194,200 and the median was \$181,500. In March of 2012, the mean sales price was \$106,961 and the median price was \$116,000, a reduction of approximately 40%.

In December of 2010, staff began comprehensively tracking foreclosures in the Village. Since that time, through March of 2012, a total of 519 residences have filed for foreclosure. Approximately 76.4% of those homes (397) have not been sold after foreclosure proceedings began. RealtyTrac.com, a common source for foreclosure data, shows that the current foreclosure rate in Hanover Park is approximately 5.2%. This is a 1.2% decrease from the 6.5% rate in June 2011. The foreclosure rate is based upon approximately 597 homes that are currently in default, at auction, or bank-owned. While the foreclosure rate has decreased in the Village, the number of homes in the foreclosure process remains high.

Discussion

The proposed Hanover Park Hometown Heroes Home Purchasing Program will offer various incentives to encourage public service personnel to purchase homes in the Village. The program will include several Village incentives that may be combined with other available incentives from M/I Homes, the Park District, and local banks.

The Hanover Park Hometown Heroes Home Purchasing Program is designed for any person who works in a public service field listed below. The criteria apply to any person currently working in these fields, whether they work full or part time:

- Military Personnel: Any currently serving Military personnel or person who is a veteran with previous military service
- Law Enforcement Personnel
- Fire Personnel
- Health and Medical Personnel
- Educational Personnel
- Hanover Park Village employee

The Hanover Park Hometown Heroes Home Purchasing Program would include:

1. Village Water Bill Credit

Staff recommends a \$1,000 credit on the Village Water Bill for all those participating in the Hometown Heroes program that are purchasing a new or pre-existing home within the Village. This credit will encourage home sales throughout the Village.

2. New Construction Fees Waiver

Staff recommends a waiver of approximately \$5,543 in fees for newly constructed units purchased by those participating in the Hometown Heroes program. Staff recommends that the new construction fees highlighted below be waived. These fees are recommended because they are not directly related to capital costs.

New Construction Fees

• Permit Fees:	\$1,195.00
• Refundable Bond:	\$850.00
• Plan Review Fee:	\$120.00
• Supplemental Fee:	\$90.00
• 1" T10 Meter:	\$170.00
• 1" Connection:	\$15.00
• R900 RF MIU (Radio Unit):	\$80.00
• Water Connection Fee:	\$2,039.63
• Sewer Connection Fee:	\$1,998.83
• Construction Water:	\$100.00
• Water & Sewer Account Fees:	<u>\$50.00</u>
Total Recommended Waiver/Unit	\$5,543.46

This recommendation is based upon ongoing discussions with M/I Homes, the developer of the Church Street Station townhomes. M/I Homes has stated that if townhome sales do not improve, they will not be able to continue construction of new units in the short term. Over the past year, M/I Homes has sold an average of 1 unit per month. They have indicated that they need to sell at least 2 homes per month for construction to remain financially feasible. Since taking over the incomplete project in 2010, M/I Homes has built an additional 32 townhomes (including 6 currently under construction), with 30 still to be constructed to complete the 126 townhome Church Street Station project. So that they may continue construction, M/I Homes has requested assistance from the Village, particularly through the waiver of certain fees allowing them to make their pricing more competitive.

M/I Homes has requested that such waiver be applied to all new units constructed or permitted within the development. However, due to the cumulative impact, Staff recommends that the waiver only be applied to homes sold to those participating in the Hometown Heroes program. If they continued occupation at the same speed and 12 units are permitted over the next year, the total cost of waivers would amount to \$66,522. If they increase construction to 24 units a year, the total cost of waivers would amount to \$133,043.

3. M/I Homes Discount

In addition to the Village's proposed incentives, M/I Homes offers their own Hometown Heroes program to encourage sales. This program offers incentives to persons employed in the professions of Law Enforcement, Fire, Medical, Education, and Military. The discount provided is \$1.00 per square foot of air conditioned space, which amounts to approximately \$1,200 - \$1,300 per home. With home prices starting at \$179,000, this could reduce the price to approximately \$177,700.

4. Other Benefits

Those participating in the Hanover Park Hometown Heroes Purchasing Program would also be informed of other benefits available, including:

- One year complimentary membership at the Hanover Park Park District Health Club
- Illinois Housing Development Authority (IHDA) Welcome Home Heroes Finance Package offered through participating lenders, including Wintrust Mortgage at the local Barrington Bank (formerly Charter National Bank). This program is offered to active and veteran Military personnel and offers down payment assistance, a low mortgage rate, and a mortgage credit certificate to reduce federal income tax liability.
- Program participants will also be connected with local resources offered by groups such as the Veterans Committee, as available.

If the program is approved, Staff will prepare a paper and online packet for those interested in learning more about the program. Staff will promote the program, answer questions, confirm eligibility, and execute Village-provided incentives.

Staff would also like to take advantage of the Village's advertising on WBBM to promote the Hanover Park Hometown Heroes program. The proposed commercial builds upon the Stu and JJ characters and promotes Hanover Park as 'Where You Want to Live' (attached and played at meeting).

Overall, Staff finds the program to be a good way to encourage home sales in the Village. By combining multiple resources, the program will offer an attractive incentive package for public service employees to purchase homes in the community.

Recommended Action

Staff requests direction related to the Hanover Park Hometown Heroes Home Purchasing Program, which may include certain credits, waiver of fees, and promotion.

Attachments: New Construction Permit and home foreclosure information
 Fliers from local Hometown Heroes program participants
 WBBM Commercial Script

M/I Homes Preliminary Fee Waiver Analysis

	All fees	Financial impact of waiving fees based on # of Homes built per year		
		1 Home	12 Homes	24 Homes
Permit Fees:				
Permit Fees	1,195.00	1,195.00	14,340.00	28,680.00
Refundable Bond	850.00	-	-	-
Plan Review Fee	120.00	120.00	1,440.00	2,880.00
Supplemental Fee	90.00	90.00	1,080.00	2,160.00
1" T10 Meter	170.00	-	-	-
1" Connection	15.00	-	-	-
R900 RF MIU (Radio Unit)	80.00	-	-	-
Water Connection Fee	2,039.63	2,039.63	24,475.56	48,951.12
Sewer Connection Fee	1,998.83	1,998.83	23,985.96	47,971.92
Construction Water	100.00	100.00	1,200.00	2,400.00
Water & Sewer Account Fee	50.00	-	-	-
Total Permit Fees	6,708.46	5,543.46	66,521.52	133,043.04

Impact fees:

Park	2,932.21
School	3,169.36
Village (Impact Fees paid at Closing)	-
Total	6,101.57

Highlighted in Red, means I strongly recommend against waiving the fees

Highlighted in Yellow means I recommend against waiving the fees as they are the cost of equipment

Village of Hanover Park
Real Estate Sales Results
For the period May 1, 2009 - April 30, 2012

Month	FY 2009				FY 2010				FY 2011				FY 2012			
	Average	% Change	Median	% Change	Average	% Change	Median	% Change	Average	% Change	Median	% Change	Average	% Change	Median	% Change
May	194,200	-11.3%	181,500	-14.0%	164,711	-9.3%	167,000	1.4%	139,586	-15.3%	139,000	-16.8%	113,824	-18.5%	108,000	-22.3%
June	195,709	-12.2%	187,000	-13.0%	158,588	-15.2%	160,000	0.9%	130,358	-17.8%	125,000	-21.9%	128,359	-1.5%	115,000	-8.0%
July	173,167	-22.6%	185,000	-17.8%	136,990	-26.0%	127,167	-7.2%	108,030	-21.1%	116,250	-8.6%	116,889	8.2%	129,500	11.4%
August	191,375	-11.6%	190,000	-11.6%	136,250	-28.3%	132,500	-2.8%	124,617	-8.5%	115,000	-13.2%	123,363	-1.0%	118,000	2.6%
September	181,629	-16.6%	181,000	-20.4%	127,925	-29.3%	117,000	-8.5%	126,486	-1.1%	113,000	-3.4%	139,486	10.3%	130,000	15.0%
October	171,574	-15.3%	161,500	-13.9%	151,653	-6.1%	154,000	1.5%	133,447	-12.0%	123,500	-19.8%	107,620	-19.4%	110,500	-10.5%
November	168,795	-22.8%	176,500	-21.2%	152,464	-13.6%	145,833	-4.3%	120,433	-21.0%	113,000	-22.5%	113,117	-6.1%	97,000	-14.2%
December	165,187	-22.9%	180,000	-13.9%	169,092	-6.1%	160,000	-5.4%	130,631	-22.7%	134,000	-16.3%	124,207	-4.9%	128,750	-3.9%
January	139,167	-28.7%	137,500	-25.9%	125,750	-8.5%	108,000	-14.1%	128,144	1.9%	111,500	3.2%	119,221	-7.0%	120,000	7.6%
February	139,930	-28.0%	129,667	-26.9%	121,057	-6.6%	120,000	-0.9%	114,380	-5.5%	110,000	-8.3%	113,779	-0.5%	111,100	1.0%
March	143,985	-38.1%	124,500	-43.2%	152,796	22.7%	145,000	-5.1%	114,940	-24.8%	97,000	-33.1%	106,691	-7.2%	116,000	19.6%
April	134,737	-31.3%	130,000	-30.5%	138,747	6.7%	160,000	15.3%	131,165	-5.5%	127,950	-20.0%				

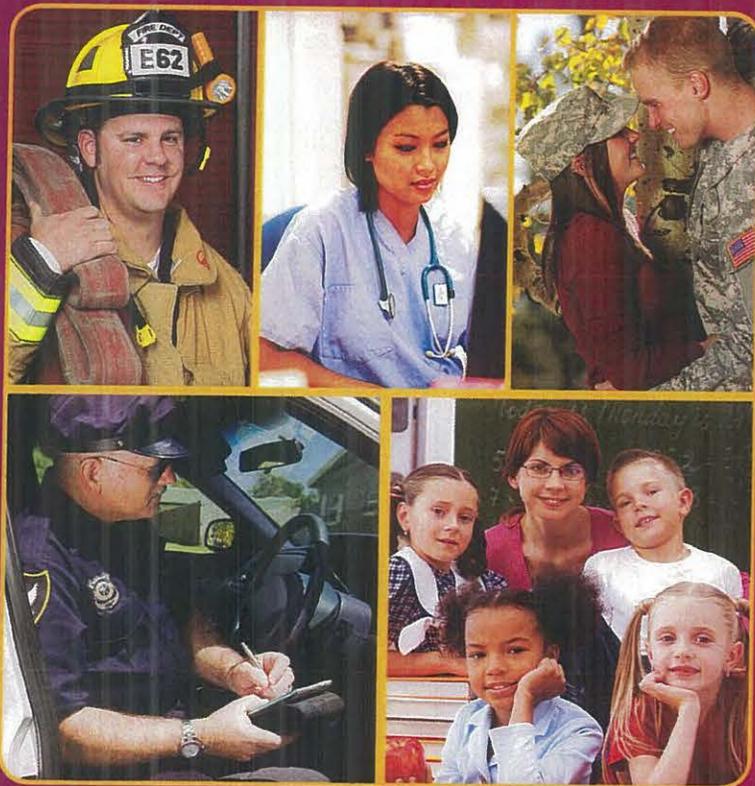
Transfer Tax Revenue Comparison

Month	FY 2009	FY 2010	FY 2011	FY2012
May	31,804.00	15,987.23	12,414.01	7,265.00
June	25,387.90	15,933.00	106,910.50	9,302.00
July	14,999.50	13,016.00	7,520.00	17,700.70
August	15,731.38	14,965.00	10,404.00	139,462.00
September	10,479.00	11,883.00	10,267.50	11,559.00
October	16,324.50	11,159.00	7,358.00	6,870.00
November	11,770.50	19,253.50	11,490.50	5,606.00
December	29,939.00	10,585.50	25,267.00	10,436.50
January	10,090.00	17,252.00	6,422.00	6,502.50
February	8,386.00	10,819.50	6,833.00	8,686.50
March	9,843.00	14,680.00	8,283.00	10,981.50
April	11,959.50	12,337.50	10,592.00	-
Total	\$ 196,714.28	\$ 167,871.23	\$ 223,761.51	\$ 234,371.70
YTD Total for Feb	\$ 174,911.78	\$ 140,853.73	\$ 204,886.51	\$ 223,390.20

Our Thanks To You!

Hometown Heroes

Firefighters ★ Medical ★ Military ★ Police ★ Teachers



We'd like to thank
Our Hometown
Heroes with a

\$1⁰⁰

**per
sq. ft.**

Discount*

*Specific Inventory
Homes only

Save Thousands!!

Contact us at **630-605-8271**
or **SalesChicago@mihomes.com**
for details



Find **M/I Homes of Chicago**
on **facebook**
[facebook.com/MIHomesChicago](https://www.facebook.com/MIHomesChicago)


M/I HOMES[®]
MOVE UP
mihomes.com

*Discount is limited to police officers, fire fighters, paramedics, school teachers and principals, members of the military (active duty, reserve or retired) nurses and doctors. Offer may vary by community. Please see an M/I Homes new home consultant for complete details, terms and conditions of discount. This offer is subject to change or withdrawal without prior notice or obligation. Offer valid between 2/15/12 and 6/30/12. This offer cannot be combined with any coupon or offer. Proof of employment is required. Discount is based on air conditioned square footage and cannot go below the base price of the home or exceed \$1,200.

Workshop Meeting 05/03/12

CHIC235 HH_FL_9-11

IHDA'S NEW

Welcome Home Heroes

Finance Package!

Launched to honor those who sacrifice to safeguard our freedom, Welcome Home Heroes is open to all qualified Illinois veterans, active military personnel, reservists and Illinois National Guard members.

The "Welcome Home Heroes Finance Package" Features:

- A \$10,000 forgivable loan over two years for down payment and closing cost assistance
- A 30-year fixed rate mortgage that has an affordable interest rate
- An optional mortgage credit certificate to reduce federal income tax liability

Eligibility

- Veterans (who need not be first-time home buyers)
- Active military personnel, reservists and Illinois National Guard members (must be first-time home buyers)
- Buyers must qualify based on income and purchase price limits

The program only applies to 1-2 unit residential properties in the State of Illinois purchased as a primary residence. The new loan builds on the existing affordable home loan, SmartMove.

A mortgage credit certificate enhances the benefit of the federal homeowner mortgage interest deduction. Homeowners with the credit are allowed to use 20 percent of their annual mortgage interest as a direct federal tax credit, resulting in a dollar-for-dollar reduction of their annual federal income tax liability. The remaining 80 percent of their annual mortgage interest will continue to qualify as an itemized tax deduction.

Call me today to find out more information about the Welcome Home Heroes Finance Package!



Dennis Chvojka
Residential Mortgage Specialist
NMLS # 755927
201 S. Hough St.
Barrington, IL 60010
Direct: 847.842.2622
Cell: 847.800.8128
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DChvojka@WintrustMortgage.com
www.WintrustMortgage.com

Scan this
QR Code
for contact
info and links.
*(Requires Smart
phone QR Reader)*



WINTRUST
MORTGAGE
AT BARRINGTON BANK & TRUST COMPANY N.A.

Program rates, terms, and conditions are subject to change at any time. All approvals are subject to underwriting guidelines. If the down payment is less than 3% the borrower must have a 28/36 mortgage ratio. Wintrust Mortgage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank. Wintrust NMLS #49042. Copyright © 2012 Wintrust Mortgage. 120200866

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SmartMove Mortgage Products

May Benefit You!



Smart Move Mortgage Products offer affordable interest rates and down payment assistance for borrowers of low to moderate income. Our programs are ideal for borrowers who need extra flexibility on sources of income or who have limited funds for down payment and/or closing costs.

Features

- Offers up to \$6,000 in down payment and closing cost assistance as a 10-year 0-percent forgivable loan
- Maximum LTVs from 96.5 to 100 percent
- Conventional/FHA/USDA insured products available
- Fixed rate with terms up to 30 years
- Reduced mortgage insurance requirements on conventional programs

Mortgage insurance

Mortgage insurance requirements are approximately one-third less than other conventional products.

LTV RATIO	COVERAGE
80.01 – 85%	6%
85.01 – 90%	12%
90.01 – 95%	16%
95.01 – 97%	18%

The following are permitted, subject to availability:

- Single premium borrower-financed MI, up to 97% LTV
- Split premium (which can be paid with contribution from seller)
- Monthly borrower-paid premium.

Qualifications

- Minimum credit score requirement: 620 (FHA and USDA loans); 660 (conventional loans)
- Maximum total debt (back end) ratio of 45 percent
- Buyer must contribute 1 percent or \$1,000 of the purchase price, whichever is greater
- First-time homebuyer or qualified exemption
- Household income and purchase price limits apply
- Homeownership counseling is required

For more information

The Illinois Home Start Loan Program is offered by the Illinois Housing Development Authority (IHDA) on behalf of the State of Illinois and is available from Wintrust Mortgage. Please contact Dennis Chvojka for more information.



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 AT BARRINGTON BANK & TRUST COMPANY N.A.



Client: **VILLAGE OF HANOVER PARK** :60 Radio
Date: 4/16/2012

“Hanover Hospitality” :60

SFX:

QUICK KNOCK-KNOCK AND THE DOOR IMMEDIATELY OPENS

STU:

JJ, you gotta taste this!

JJ:

Is that a ... casserole?

STU:

Village Center Surprise, JJ!

JJ:

Alright, five, four, three.

STU:

It's a heaping helping of Hanover hospitality!

JJ:

(SUDDENLY IT DAWNS ON HIM)

Aha, for people moving into our new townhomes, I'll bet.

STU:

These brand new townhomes, JJ, they're right across from the Metra station in the heart of the Village Center.

JJ:

But casseroles?! You know we've put together HUGE homebuyer incentives for veterans, police, fire, medical and education professionals.

STU:

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The Hometown Heroes program!

JJ:

Exactly! And we're close to convenient retail, parks and rec ---

STU:

--- Elgin-O'Hare Expressway.

JJ:

Obviously a great place to work AND live.

STU:

And eat a good casserole.

JJ:

It does smell pretty good.

MUSIC:

LIGHT TRACK UNDER

ANNCR:

Call 630-823-5790 to learn more about homebuyer incentives
in the Village of Hanover Park.
Call 630-823-5790 or visit HPIL.org.

SONIC LOGO:

Hanover Park ... where you want to be.

STU:

(SPEAKS OVER THE WORD "BE")

Live!

JJ:

Stu!



TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager
Rebekah Young, Finance Director
Kay Nees, Assistant Finance Director

SUBJECT: TIF #2 Rebate

ACTION

REQUESTED: [] Approval [] Concurrence [X] Discussion [] Information

MEETING DATE: May 3, 2012 - Board Workshop

Executive Summary

The Village received our TIF #2 rebate. Staff requests Board discussion and direction regarding usage of these funds. Additionally, part of this money can be used to offset the costs for the Veterans Memorial.

Discussion

On March 21st, the Village received its portion of the TIF #2 rebate in the amount of \$674,315.69 for the General Fund and \$13,059.69 for Road and Bridge. The \$13,059.69 received for Road and Bridge was deposited in the Road and Bridge Fund and is restricted in its use to street projects. The \$674,315.69 TIF Rebate is available to be spent upon Board direction and was recorded as revenue in the General Fund. If the Board wishes to segregate the TIF Rebate for future projects, the finance department recommends that we set the TIF Rebate aside within the General Fund by creating a reserve for \$674,315.69. This will ensure that the TIF Rebate is tracked separately and not spent without Board approval, while still maintaining flexibility for the Board in how they choose to use the TIF Rebate in the future. Reserving the TIF Rebate appears to be a better option than creating a new fund as new accounting rules prohibit the creation of a fund without a defined use for the revenues recorded in that fund.

You will find attached the break out of the rebate amongst the taxing bodies of TIF #2. As you can see from the break out, a total of \$3,176,118.36 was distributed to the libraries, park districts, township and schools that are located within TIF #2. The largest recipient of this distribution was School District U-46, which received \$2,187,934.61.

Attachment: TIF #2 Distribution of Rebate

Village of Hanover TIF # 2 Distribution of Rebate
Obtained from the Cook County Treasurer's Office

Agency Name:	Total Rebate Amount
COUNTY OF COOK	184,141.73
FOREST PRESERVE DISTRICT OF COOK COUNTY	22,201.49
TOWNSHIP OF HANOVER	76,181.57
GENERAL ASSISTANCE HANOVER	5,659.20
ROAD AND BRIDGE HANOVER	13,059.70
COMM MENTAL HLTH FAC&SERV DIST	16,542.28
ELGIN COMMUNITY COLLEGE DISTRICT 509	188,930.29
SCHOOL DISTRICT 46	2,187,934.61
HANOVER PARK PARK DISTRICT	186,753.67
POPLAR CREEK PUBLIC LIBRARY DISTRICT	171,517.36
METRO WATER RECLAMATION DIST OF GR CHGO	119,278.57
NORTHWEST MOSQUITO ABATEMENT DISTRICT	3,917.91
Total Distributed to Other Taxing Bodies	3,176,118.36
VILLAGE OF HANOVER PARK	674,315.69
VILLAGE OF HANOVER PARK ROAD AND BRIDGE	13,059.69
Total Rebate	3,863,493.74



TO: Village President and Board of Trustees

FROM: Ron Moser, Village Manager
Katie Bowman, Village Planner

SUBJECT: Hanover Square Leasing Agent Update

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: May 3, 2012 – Board Workshop

Executive Summary

Review work prepared by Hanover Square Leasing Agent, Iron Real Estate, including market study and marketing flyer, and list of potential tenant improvements.

Discussion

Following approval at the April 5, 2012 Village Board meeting, the Hanover Square Leasing Agent, Clay Rankin of Iron Real Estate, has begun marketing the center to potential tenants. His work has included a market study, posting of 'space available' signs, creation and dissemination of marketing fliers, exploration of available tenant incentives, and preliminary discussions with potential tenants.

In order to create the market study for Hanover Square, the Leasing Agent canvassed similar neighborhood retail centers within 3 miles, speaking with owners, brokers, and tenants to determine space sizes and rents. There is a wide range of rents for different space sizes in the area, depending upon center location, quality, and types of co-tenants. Local rents were found to generally range from \$35 to \$9 per square foot for small spaces and from \$15 to \$7 per square foot for larger spaces. Many local leases are triple net, meaning that tenants pay their share of CAM (common area maintenance), tax, insurance, and utilities in addition to rent. See the attached spreadsheet for full information on shopping centers surveyed.

From the market study, the following market-rate rents are proposed by space size for Hanover Square: (all to be triple net)

- 1,000 – 5,000 square feet - \$11 - \$13 per square foot
- 5,000 – 10,000 square feet - \$8 - \$11 per square foot
- 10,000 square feet and larger - \$7 - \$10 per square foot

At the April 5 meeting, the Board authorized the shopping center Management, Schermerhorn Commercial Real Estate, to execute leases with a base rent of \$11 per square foot. If a proposed lease has a rent below this level, the Management's authority may be expanded to include this rent level by the Board, or the lease may be separately approved by the Board. Staff will gain a better feeling for what is required as the Leasing Agent continues to speak with potential tenants. In general, the Leasing Agent will work to obtain the highest rents that market rate tenants will accept.

The leasing agent has also prepared and disseminated a marketing flyer for Hanover Square (see attached). The flyer is posted on the Iron Real Estate website and has been sent to Iron's contacts and leasing listserv. Staff will also distribute the flyer to interested parties in the Village and at the ICSC Retail Conference in Las Vegas. Several 'space available' signs have been placed on the Hanover Square property, along Barrington Road and in the windows of vacant spaces.

Based upon his analysis of the market, the Leasing Agent has also identified some potential incentives that may create a competitive offer to tenants, including:

- 2 – 3 months free rent, following opening of business
 - These months could then be added onto the end of the lease. For example, creating a 5 year, 3 month lease.
- Tenant Improvements, many of which may be funded through TIF
 - Space in 'Vanilla Box' condition
 - May include 1 ADA compliant bathroom, dry walls ready for paint, drop ceiling, and concrete floor
 - Electric work reimbursed
 - HVAC work reimbursed
- Reduced tax payments
 - Staff is exploring the potential for reduction or exemption of taxes at the center in the short term (18-24 months)

Specific lease terms will be proposed on a case-by-case basis, with TIF reimbursements typically approved through a Redevelopment Agreement with the Village Board.

Staff and center Management have also been discussing the marketing strategy for the center. As is typical, the Leasing Agent will explore the market and bring all feasible tenants to the Village to review. Not all tenants may be favorable for the Village and many preliminary tenant deals will not work out. However, this process will help the Village to understand the market potential of the property it owns.

Recommended Action

Staff requests that the President and Village Board review the marketing information provided above.

Attachments: Market Study Spreadsheet
 Marketing Flyer

**6664 Barrington Rd, Hanover Park IL: Competitive Market Study
Clabourn Rankin, Iron Real Estate, 4/2012**

	SUBJECT	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	COMP 6	COMP 7	COMP 8	COMP 9	COMP 9	COMP 9												
Center Name	Hanover Square	Crest Hill Commons	NA	Wiseway Plaza	CornerStone Plaza	Shops of Schaumburg Court	Olde Church Centre	Oak Knoll Plaza	Roselle Commons	La Z Boy	Westview Center	NWC Lake Street and												
Contact	NA	Surya Amin (630) 837-4044	SVN, Albert M. Lindeman (630) 925-1066 Ext: 201	Heidner Properties, Robert Dellutri (708) 878-9437 George Lange (847) 641-1002	Heritage Realty Inc., Todd Eichholz (630) 980-0604 Ext: 222	Shiner Group, Noel Escalona (847) 256-8800 Ext: 115	Mark Meskauskas (847) 640-1500 Ext: 116	Brad Schreiner (630) 650-0966	Finch & Barry Properties, LLC, Paul Barry (847) 839-4600 Ext: 28	robert wolf (773) 230-9653	Brad C. Ratajczak 630.305.0255 ext. 2105	Eddie Palacios (630) 572-5628												
Address/Intersection	6602-6772 Barrington Rd., Hanover Park	2160-2192 W Lake Street, Hanover Park	1559 Irving Park Road, Hanover Park	1710-1770 W Wise Road, Schaumburg	NEC of Lake St. and Gary Ave, Roselle	140 - 180 N. Barrington Road, Schaumburg	1012 E. Schaumburg Road, Streamwood	423 S Bartlett Rd., Streamwood	356 Irving Park Road, Roselle	82 Stratford Drive, Bloomington	7630 N Barrington Rd, Hanover Park, IL	NWC Lake Street and Barrington Rd.												
Distance from Center	NA	0.75	0.84	1.39	1.94	2.28	2.71	2.86	2.87	3.16	1.3	0.7												
Tenants	Family Dollar, Dino's Foods, Little Bear Academy	Mariscos & Panaderia El Amigo	AutoZone	Rosati's Pizza, Chicago City Limits	Tilted Kilt, JJ, Brunch Café	Home Depot, PetsMart, Staples and Total Hockey	Seven Eleven	Dollar General, Anytime Fitness, Liquor Store, International Cuisine, Latin Flair Dance Studio	Mark Drugs and Pharmacy, Payless liquor and Tabacco, Ballpark Sports Bar	La Z Boy	Dollar Tree, LA Fitness, Luxury Furniture, Party City, Ultra Foods,	Subway, Starbucks, Lily Nails												
Total GLA	113,590	9,240	25,460	27,100	34,000	86,764	39,160	46,000	45,015	35,655	326,372	16,001												
Available Space Sizes & Rates																								
	5,050	1,200	\$19.20	15,201	\$10.50	1,000	\$20.00	2,200	\$20.00	8,609	\$15.00	1,300	\$9.00	2,000	\$9.00	2,400	\$14.00	35,655	\$9.00	1,616	\$17.00		\$17-\$22	
	4,000	(just leased)		7,500	\$10.50	1,500	\$20.00			5,263	\$20.00	1,500	\$9.00	4,000	\$9.00					4,000	\$15-18			
	38,400									2,170	\$35.00	1,500	\$9.00	6,000	\$7.00					4,600	\$15-18			
	8,000																			5,510	\$15-18			
	10,000																			10,200				
	1,225																			34,304				
	1,000																							
CAM	\$ 1.25		Gross				Gross	\$3.06		\$1.90			\$1.50		\$0.98								1.97	
Tax	\$2.5-3.5		Gross				Gross	\$2.84		\$7.85			\$5.00		\$3.13								5.96	
Insurance	\$ 0.25		Gross				Gross			\$0.20													0.18	
Total	\$ 5.00			\$5.50				\$5.90		\$9.95			\$6.50		\$4.37								8.11	\$9.72

IRON

REAL ESTATE

Excellent Opportunity

Located just north of the busy intersection of W. Lake St. & Barrington Rd. and in close proximity to the Hanover Park Metra station, this center is being redeveloped by the Village of Hanover Park. As part of the community's TIF District, retailers are eligible to take advantage of TIF-eligible costs and stand to benefit from the coming improvements to center. Also having tremendous street exposure and plenty of parking, this center offers retailers a unique opportunity to service the local community.



Retail Strip Center - Hanover Square
6602-6772 Barrington Rd., Hanover Park, IL



Space Available:
1,000 - 50,400 square feet

GLA:
113,590 square feet

Traffic Counts:
30,700 VPD on Barrington Rd.
38,500 VPD on W. Lake St.

Population:
1 Mile: 16,563
3 Mile: 116,593
5 Mile: 274,193

Average HH Income:
1 Mile: \$72,605
3 Mile: \$88,256
5 Mile: \$91,659

Contact:

Claiborne Rankin, Jr.
(773) 844-2830 (direct)

Rankin@IronRealEstate.com

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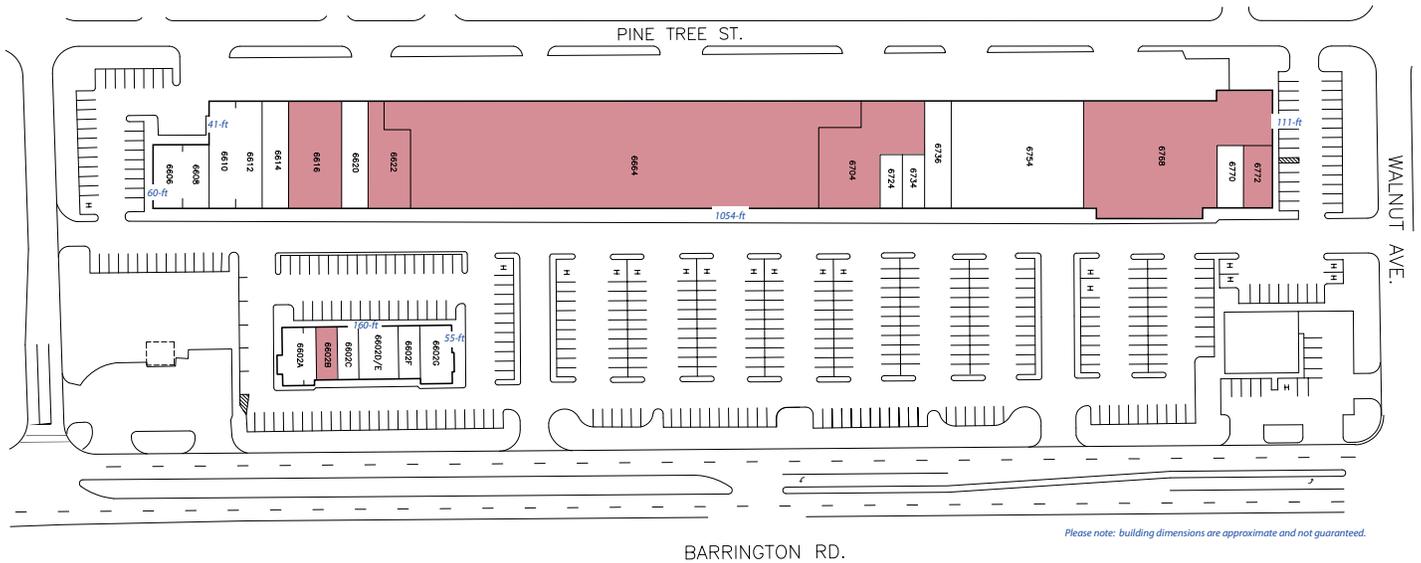


IRON

REAL ESTATE

Site Map & Availability

Retail Strip Center - Hanover Square
6602-6772 Barrington Rd., Hanover Park, IL



Please note: building dimensions are approximate and not guaranteed.

6606-08	2,850 sf	Sure Staff
6610-12	5,050 sf	Little Bear Academy
6614	12,525sf	Chang Martial Arts
6616	5,050 sf	AVAILABLE
6620	2,500 sf	Northwest Pediatric
6622	4,000 sf	AVAILABLE
6664	38,400 sf	AVAILABLE
6704	8,000 sf	AVAILABLE

6724	1,025 sf	Hanover Barber Shop
6734	1,025 sf	State Farm
6736	2,525 sf	Hanover Quick Wash
6754	10,000 sf	Family Dollar
6768	19,500 sf	Dino's Grocery (looking to relocate) 10,000 sf AVAILABLE
6770	1,250 sf	Rosy's Beauty Salon
6772	1,225 sf	AVAILABLE

6602-A	2,100 sf	El Saizon Mexican Rest.
6602-B	1,000 sf	AVAILABLE
6602-C	1,000 sf	Harris Chiropractic
6602-D/E	1,925 sf	Company Clean-Electrolux
6702-F	1,020 sf	Prestige Floral
6602-G	1,620 sf	Dream Dental

IronRealEstate.com

Contact:

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(773) 844-2830 (direct)

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