



Village of Hanover Park Administration

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

630-823-5600
FAX 630-823-5786
www.hpil.org

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RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

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JAMES KEMPER
JENNI KONSTANZER
JON KUNKEL
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK

VILLAGE BOARD SPECIAL WORKSHOP MEETING

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

Tuesday, November 27, 2012
5:00 p.m.

MINUTES

1. CALL TO ORDER-ROLL CALL

Mayor Craig called the meeting to order at 5:05 p.m.

Roll Call:

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

ALSO PRESENT: Village Manager Juliana Maller, Department Heads, Attorney Paul.

Trustee Roberts arrived at 5:07 p.m.

2. DISCUSSION ITEMS- Hanover Square Current Conditions and Status of Projects.

Village Maller, Juliana Maller, introduced members of the Schermerhorn Inc., who briefed the board on the development of existing tenants, leasing, improvements and repairs at the Hanover Square Shopping Center.

Mr. Bill Schermerhorn briefed the board on the current market conditions and efforts made by the real estate agent. It was noted that going forward a white box would be a big help to having prospective tenants and or possible expansion.

Greg Keys briefed the board on current and prospective tenants.

Mr. Dan Schermerhorn briefed the board on obtaining a construction management team and on options for façade renovation. Long term goals include increasing the leasing, standardizing current leases to present as packets and improving shopping center overall to set up to sell to the private market.

Attorney Casale submitted a sale of error to the Cook County Treasurer's office which would allow the Village to have outstanding back taxes abated.

Trustee Roberts noted that the direction from the board remains the same to eventually sell the property.

Village Planner, Katie Bowman, explained that on December 10, 2012 Worknet was having a meeting where it would be decided that Spring construction and marketing would begin and be open for the start of Fall 2013 classes.

Trustee Roberts questioned and it was answered that the roof repair will be a two week process from start to finish.

Mr. Dan Schermerhorn briefed the board on first creating a façade that can possibly be done in stages versus all at once.

Village Manager, Juliana Maller, informed that a first interview with the construction manager has happened and was very encouraged with the experience they have.

Village Planner, Katie Bowman, provided an update on the Old Shires Restaurant. Attorney Casale submitted a sale of error to the Cook County Treasurer's office which would allow the Village to have outstanding back taxes abated. The application to vacate the judgment of foreclosure has also been submitted and this will take about four weeks.

Questions were fielded and answered.

Village Planner, Katie Bowman, provided an update on the fabrication of the sign. The electrical work will begin by the end of the week and the fabrication will be completed in 5 to 6 weeks.

Trustee Kunkel questioned what, if anything is being done for the current tenants. It was answered that the front building tenants are in good condition. Some of the end tenants roof will be repaired as well as continued miscellaneous repairs and maintenance thru out the building.

Discussion was held on the roof material that will be used.

Mr. Dale Stevens from State Farm addressed the board on the pitch and questioned if that has anything to do with the metal that comes out from the fascia. Mr. Stevens also expressed his concern for prompt notification of meetings pertaining to the Hanover Square Shopping Center.

Mr. Elvio Mazzei from Dino's expressed his concern about not going in the right direction with the Hanover Square Shopping Center.

Discussion was held on what communication is appropriate between the management company and the Village as well as between the management company and the tenants.

Village Manager, Juliana Maller, briefed the board on the financial summary for Hanover Square Shopping Center.

3. ADJOURNMENT

Motion by Trustee Zimel, seconded by Trustee Kemper, to adjourn meeting.

Roll call:

AYES:	Trustees:	Voice Vote; All Ayes
NAYS:	Trustees:	None
ABSENT:	Trustee:	None

Motion carried: Meeting adjourned at 6:05 p.m.

Recorded and transcribed by:

Eira L. Corral
Village Clerk

Minutes approved by President and Board of Trustees on this: 20th day of December, 2012.