

Village of Hanover Park

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

Rodney S. Craig
Village President

Eira L. Corral
Village Clerk

630-372-4200
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Ronald A. Moser
Village Manager



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

Thursday, September 1, 2011
6:00 p.m.

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. AGENDA ITEM REVIEW**
 - a. STP 1 Lift Station Rehab – Pumps**
 - b. Purchase of 1 Ton Dump Truck**
- 4. ELECTED OFFICIALS ORIENTATION**
 - a. Security of Board Meetings**
 - b. Emergency Operations**
- 5. BOARD MEMBER CONCERNS**
 - a. Flag of Honor**
- 6. DISCUSSION TOPICS**
- 7. STAFF UPDATES**
 - a. Tree Trimming / Removal Update**
 - b. Contract – Attorney Froehlich**
- 8. ADJOURNMENT**

BOARD WORKSHOP

September 1, 2011

DATE: August 23, 2011

TO: Village President and Board of Trustees

FROM: Ronald A. Moser, Village Manager
Howard A. Killian, Director of Public Works

SUBJECT: Tree Trimming/Tree Removal

The Emerald Ash Borer continues to cause us to alter our operations for tree trimming and removals.

Tree Trimming

The 2011 tree trimming packet is out to bid. This is the first year we are altering the program to deal with the EAB. This year, the area to be trimmed is the portion of the Village south of the Illinois Central Railroad tracks (Area 6) and contains 1,677 parkway trees. Of these trees, 1,037 of them are Ash trees. We have altered the program this year to the following:

Non Ash Trees (640): These trees will receive the normal trimming which includes clearing, trimming and removal of other non-desirable limbs.

Ash Trees (1,037): These trees will only receive the trimming to provide proper clearance over the road and sidewalk. The theory is that there is no reason to provide trimming which will promote healthy, long-term growth on trees which will most likely be removed in several years.

We have discussed this with several other municipalities and tree contractors, and it appears this is the method most are pursuing. It should also save the Village some funds.

EAB Removals: We currently are aware of approximately 400 Ash trees which are dead or dying that will require removal soon. Our current funding for removals will only remove about 45 of these.

For this fiscal year, we are recommending the Village utilize any savings we experience from the tree program, along with the \$14,700 we have funded for parkway tree plantings. This will allow us to remove about 65 more Ash trees.

ck

BOARD WORKSHOP**September 1, 2011**

DATE: August 23, 2011

TO: Village President and Board of Trustees

FROM: Ronald A. Moser, Village Manager
Patrick Grill, Community Development Director

SUBJECT: Contract with Kurt Froehlich

As we move forward with the analysis of a potential TIF District surrounding the former K-Mart building at 900 Irving Park Road, Staff has been utilizing Kurt Froehlich to begin assembly of necessary documentation and a timeline for this process. Mr. Froehlich has significant TIF experience.

Attached please find an engagement letter from Mr. Froehlich explaining what he believes his costs will be to establish this TIF. Staff believes that his experience and knowledge will be invaluable in this process. Should the Board concur, Staff would bring an agenda item to the next available Board meeting to authorize a not to exceed contract of \$20,000 with Evans, Froehlich, Beth & Chamley.

LAW OFFICES OF

EVANS, FROEHLICH, BETH & CHAMLEY

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

44 MAIN STREET, THIRD FLOOR
CHAMPAIGN, ILLINOIS 61820JAMES W. EVANS
KURT P. FROEHLICH
KENNETH N. BETH
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MARK C. PALMER

August 22, 2011

Rodney S. Craig, Village President
Village of Hanover Park
2121 West Lake Street
Hanover Park, Illinois 60133
Tel: (630) 372-4220 / Fax: 372-4215
E-mail: rcraig@hpil.org**Re: Village of Hanover Park, Cook and DuPage Counties, Illinois: TIF # 5/Irving Park Road East**

Dear President Craig:

We have been engaged by the Village in connection with the creation and establishment of a new tax increment finance (TIF) redevelopment project area in the general area of the old Menard's store site on Irving Park Road, at least tentatively to be called "Irving Park Road East" – TIF # 5. The legal and other related services we expect to provide are suggested/outlined in the attached action calendar (with dates now open since it likely may be that an early 2012 TIF is to be more effective for the Village than a later 2011 TIF).

Also, based on a meeting last Friday with the Village Manager, Economic Development Director and Planner, other TIF-related activities may also be involved in our engagement.

The engagement of Evans, Froehlich, Beth & Chamley is to be at an hourly rate of \$225.00. Unless extraordinary, there will be no charges for travel time. We have a number of suburban engagements to tie several together. And we expect e-mail/fax to accommodate almost everything.

In connection with TIF # 5 formation a general estimate is that total costs for Evans, Froehlich, Beth & Chamley should be under \$20,000. A site visit with you, the Village Manager and Village Attorney indicates this should be a fairly easy TIF qualification and the Economic Development Director and/or Planner will be providing required details for this.

Please call me with any questions or comments.

Very truly yours,

KURT P. FROEHLICH, Ltd.

Enclosure
KPF/rmb

cc: Ronald Moser, Village Manager / rmoser@hpil.org
Bernard Z. Paul, Esq., Village Attorney / BZPaul@aol.com

**Proposed
TIF Authorization Process/Action Calendar
Village of Hanover Park, Illinois
Redevelopment Project Area
(Irving Park Road East – TIF #5)**

Done/2001	Adopt Resolution Establishing Interested Parties Registry Can occur as soon as TIF Boundary is established.	
	Publish (once) Notice of Interested Parties Registry for TIF #5 in a newspaper of general circulation.	V, VA
	Make Redevelopment Plan Available for Public Inspection At least 10 days prior to the adoption of the ordinance establishing the time and place for the public hearing. The Village shall make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis of the eligibility of the Project Area	V, E
	Set Date and Place for Public Hearing The Village shall adopt an ordinance or resolution establishing a time and place for the public hearing.	V, VA
	Mail Notice of Public Hearing to Taxing Districts and to the Department of Commerce and Economic Opportunity The notice (via Certified Mail/PRR) shall be to all taxing districts and DCEO and shall not be less than 45 days prior to the public hearing and shall include copies of the redevelopment plan along with the name of a person to contact. The notice shall include an invitation to DCEO and each taxing district to submit comments to the municipality concerning the subject matter of the hearing prior to the date of the hearing. The notice must also advise each representative of the joint review board as to the time and place of the first meeting of the joint review board . The board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that has the authority to directly levy taxes on the property within the proposed redevelopment project area at the time that the proposed redevelopment district is approved, a representative selected by the municipality and a public member. The public member (first) and the Board's chair (second) shall be selected by a majority of the board members present and voting.	V, VA
	Mail notice of the availability of the Redevelopment Plan and Eligibility Report to all inhabited residential units within 750 feet of the boundaries of the Project Area and to registrants on the Interested Parties Registry. Reasonable to mail near the time of the taxing district mailing.	V, VA

	Joint Review Board Meeting Shall be convened at least 14 (not more than 28) days after the notice of the public hearing to taxing districts by the Village.	V, VA, JRB
	Notice by Mailing (Certified Mail) Mail to all taxpayers of record (county records). In the event taxes for the last preceding year were not paid, the notice must also be sent to any persons listed on the tax rolls as owners of the property within the preceding 3 years. The mailing must be sent not less than 10 days prior to the public hearing.	V,VA
	First Notice by Publication (newspaper if general circulation) First Publication shall not be more than 30 days nor less than 10 days prior to the public hearing.	V,VA
	Second Notice by Publication (newspaper of general circulation)	V,VA
	Public Hearing	V, VA,
	Possible Adoption of TIF Ordinances, Within 14 to 90 days of public hearing.	V, VA,

V=Village

VA=Village Attorney

JRB=Joint Review Board