



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

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

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

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK

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

Thursday, November 7, 2013
6:00 p.m.

AGENDA

1. CALL TO ORDER-ROLL CALL
2. ACCEPTANCE OF AGENDA
3. REGULAR BOARD MEETING AGENDA ITEM REVIEW
4. DISCUSSION ITEMS
 - a. Second Quarter FY'14 Financial Report
 - b. Police Building Invoice Budgeted in FY'13
 - c. Concept Plan Review – 900 Irving Park Road (Old Menards)
5. STAFF UPDATES
 - a. Hanover Square Façade Update
6. NEW BUSINESS
7. ADJOURNMENT



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Rebekah Flakus, Finance Director

SUBJECT: Second Quarter Fiscal Year 2014 Financial Report Overview/Summary

ACTION

REQUESTED: Approval Concurrence Discussion Information

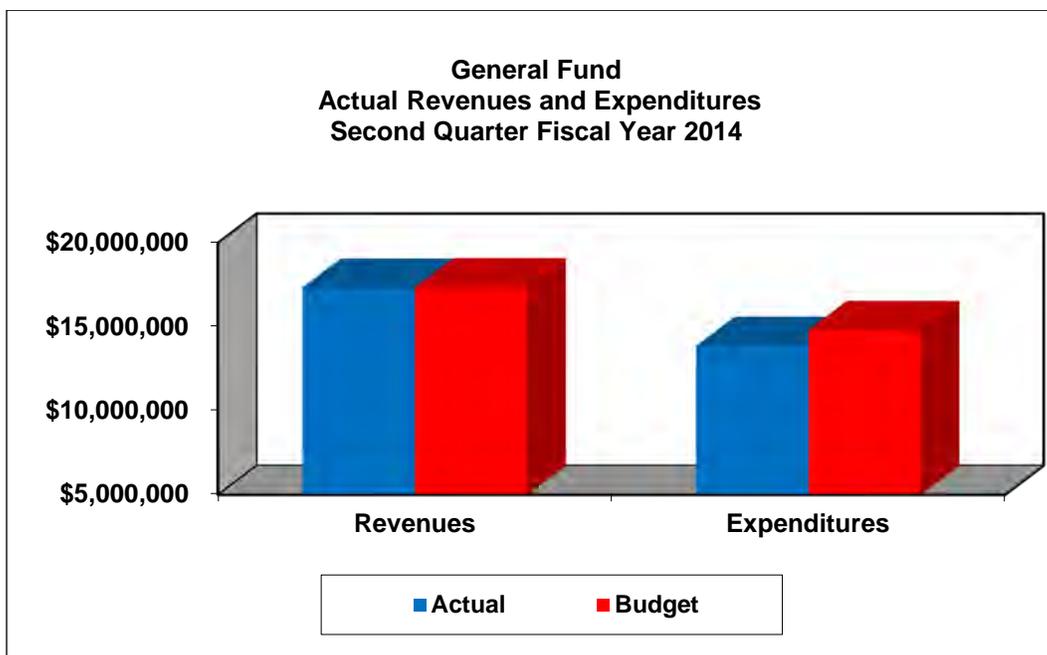
MEETING DATE: November 7, 2013 – Board Workshop

Executive Summary

Revenues and expenditures will fluctuate and vary throughout the Fiscal Year. By the end of the second quarter, 50% of the fiscal year has been expended, but revenues and expenditures for the fiscal year are not at exactly 50% due timing or cash receipts and purchases. The Second Quarter Report reflects these fluctuations and variations and, as the year progresses, the actual amounts will be more in line with the budgeted amounts. Below is a financial overview of the Second Quarter Fiscal Year 2014.

Discussion

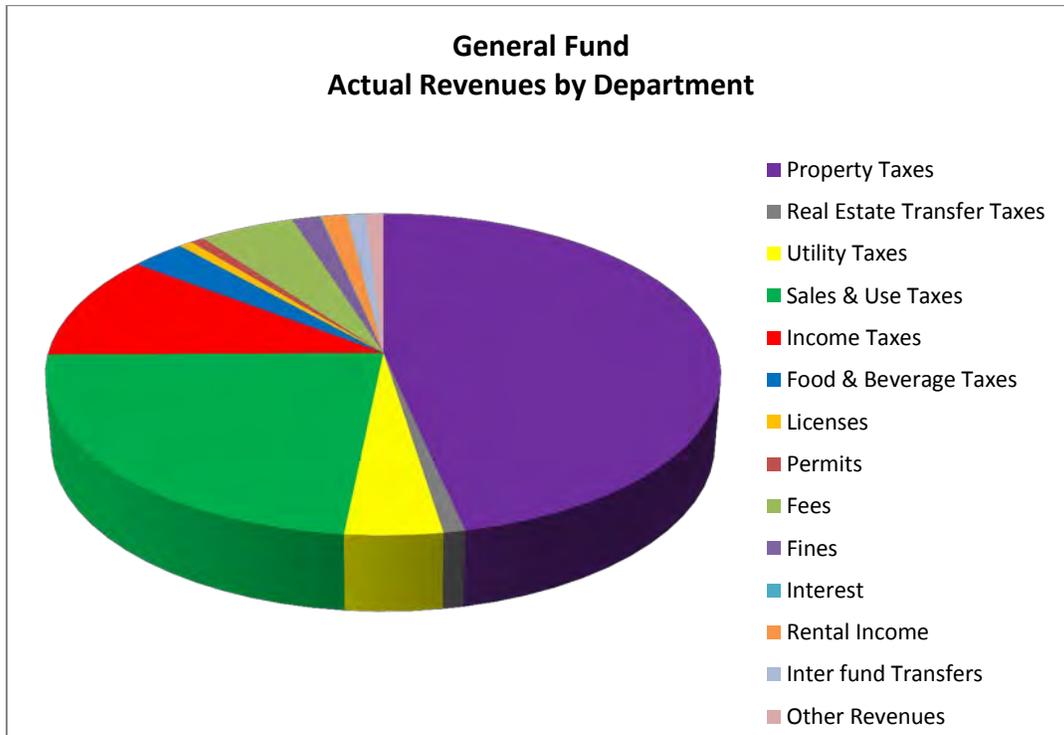
General Fund Highlights



Agreement Name: _____

Executed By: _____ Workshop Meeting 11/7/13

For the Second Quarter of Fiscal Year 2014, both General Fund actual revenues and expenditures are less than the budgeted amounts. General Fund revenues are \$16,442 or 0.1% lower, and expenditures are \$954,798 or 3.2% less than the budgeted amount for the quarter ending October 31, 2013.

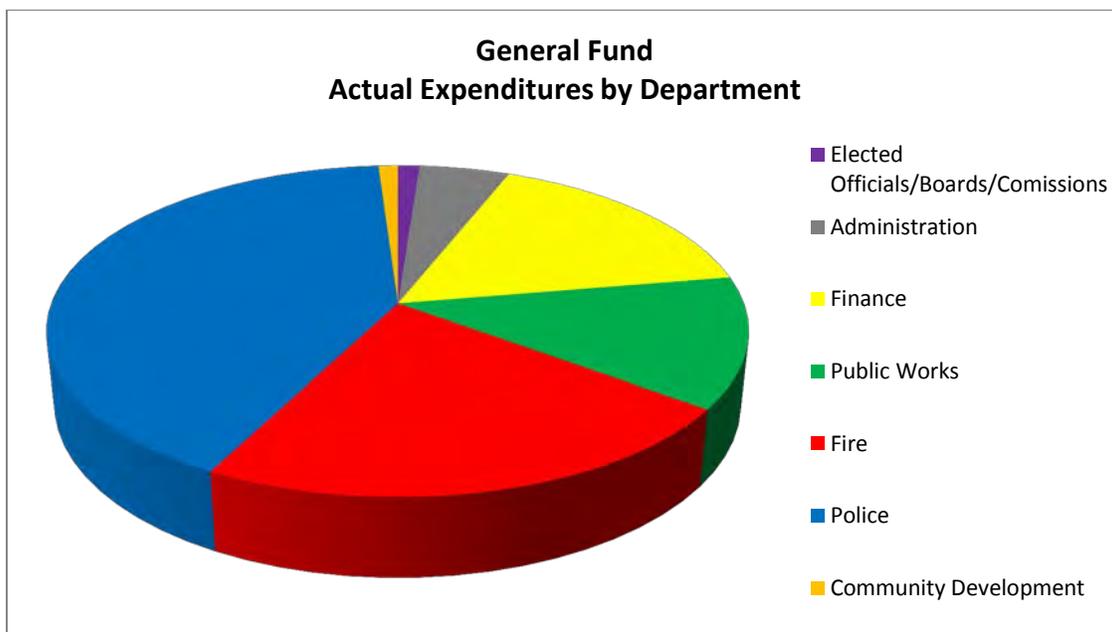


General Fund Second Quarter Fiscal Year 2014 actual revenues are less than budgeted mostly due to timing of revenue receipts, including Property Tax Installments, Permits and Real Estate Transfer Tax revenues. Property tax appeals have been processed this year creating some refunds, but the full extent of the appeals will not be reflected until the end of the Fiscal Year when all disbursements have been received.

Other General Fund revenue shortfalls include Food and Beverage, Sales and Use Taxes, Income Taxes, and Fees. As of the second quarter Fiscal Year 2014, Sales and Home Rule Sales are higher. Permits and Licenses exceed the cumulative budgeted revenues, but not enough to offset the difference.

General Fund				
Revenues by Category				
For Fiscal Quarter Ending October 31, 2013				
Category	Cumulative Actual Revenues	Cummulative Budgeted Revenues	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Property Taxes	\$8,071,363	\$7,612,000	\$459,363	4.5%
Real Estate Transfer Taxes	\$158,328	\$152,366	5,962	2.1%
Utility Taxes	714,784	823,086	(108,302)	-6.4%
Sales & Use Taxes	4,017,946	4,192,628	(174,682)	-1.9%
Income Taxes	1,828,396	1,878,624	(50,228)	-1.5%
Food & Beverage Taxes	518,056	576,544	(58,488)	-5.4%
Licenses	126,752	82,932	43,820	13.1%
Permits	127,799	39,492	88,307	111.8%
Fees	902,416	1,010,696	(108,280)	-6.0%
Fines	261,141	313,512	(52,371)	-8.4%
Interest	9,203	15,672	(6,469)	-20.6%
Rental Income	240,505	288,000	(47,495)	-14.8%
Inter fund Transfers	175,724	198,582	(22,858)	-5.8%
Other Revenues	171,812	156,533	15,279	5.2%
Total Revenues	\$17,324,225	\$17,340,667	(\$16,442)	-0.1%

General Fund actual expenditures for Second Quarter Fiscal Year 2014 were also under the budgeted amounts as of October 31, 2013. Actual Expenditures were \$954,798 less than anticipated, primarily due to personnel costs, the timing of payment for tax incentive agreements, maintenance and equipment rental expenses.

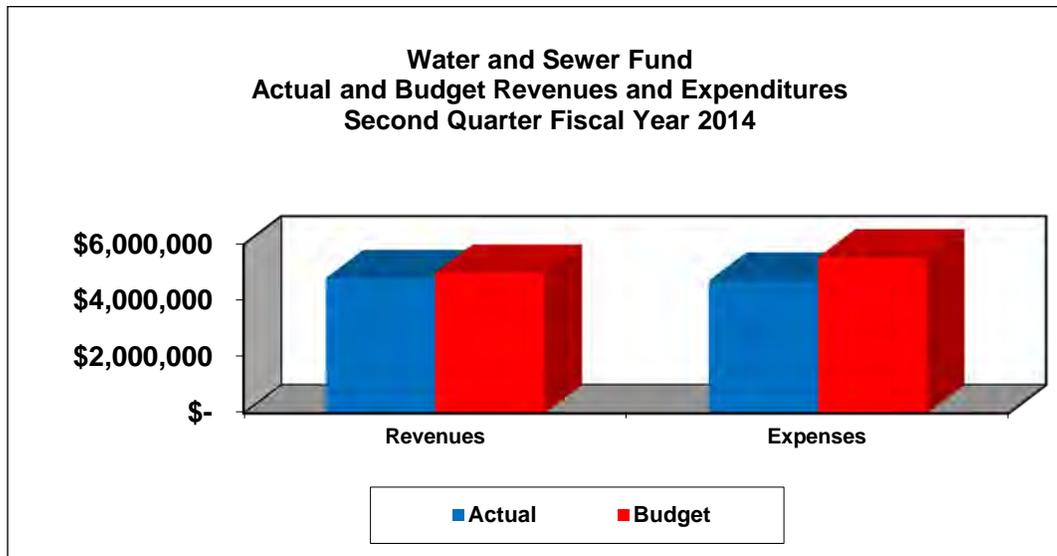


Personnel costs are a portion of the overall variance within the General Fund. Unemployment expense is lower than budgeted due to the timing of payment. Personnel costs will not reflect the correct salary amounts budgeted for the fiscal year until all collective bargaining agreements have been signed.

Tax incentive agreements are paid either bi-annually or semi-annually from the Finance Department's budget, but cannot be paid until the Village receives all the information required in the approved agreements. All earned agreement disbursements will be paid by the end of the Fiscal Year. Also, as the year progresses, the fluctuations within timing of contractual services, materials, maintenance and equipment rentals will even out.

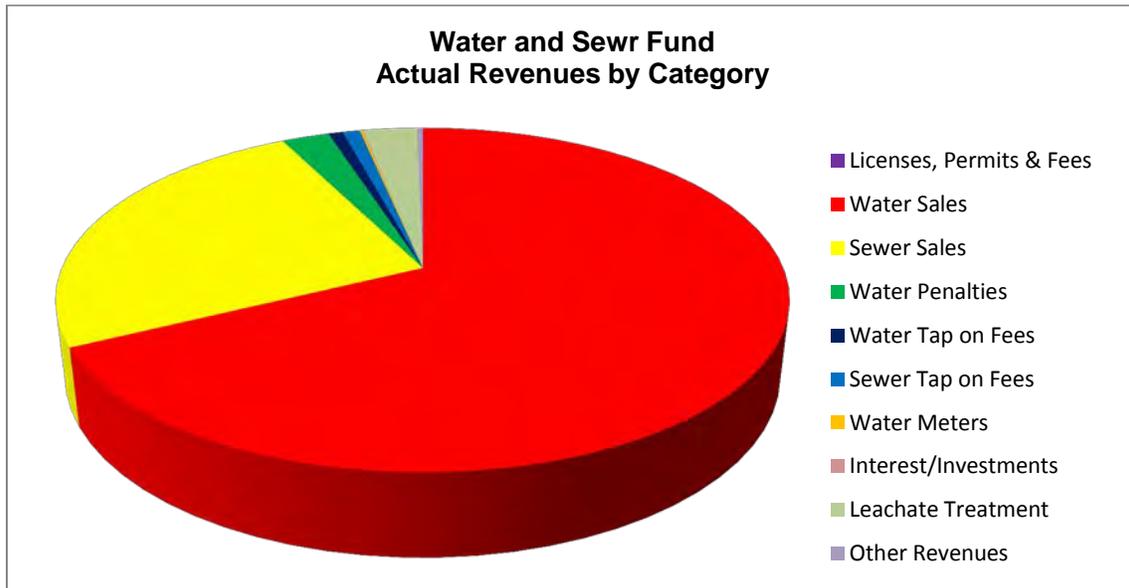
General Fund				
Expenditures by Department				
For Fiscal Quarter Ending October 31, 2013				
Category	Cumulative Actual Expenditures	Cummulative Budgeted Expenditures	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Elected Officials/ Boards/Commissions	\$160,575	\$188,322	(\$27,747)	-8.2%
Administration	675,861	761,121	(85,260)	-5.6%
Finance	2,258,523	2,654,124	(395,601)	-7.5%
Public Works	1,766,546	1,983,475	(216,929)	-5.4%
Fire	3,118,975	3,120,930	(1,955)	0.0%
Police	5,724,862	5,950,217	(225,355)	-1.9%
Community Development	145,363	218,479	(73,116)	-17.2%
Total Expenditure	\$13,850,706	\$14,876,668	(\$1,025,962)	-3.4%

Water and Sewer Fund Highlights



Second Quarter Fiscal Year 2014 Water and Sewer actual revenues are \$196,007 or 1.8% less than the budgeted revenues. Actual Water and Sewer Fund expenditures were less than the budgeted amount for the Second Quarter of Fiscal Year 2014 by \$833,175 or 15.0%.

License, Permits and Fees, Water and Sewer Tap on Fees, Water Meters, Water Penalties and Leachate Treatment Revenues within the Water and Sewer Fund were greater than the Second Quarter Fiscal Year 2014 budget. Increases in Tap on Fees and Permits and Fees increases will level out later in the year due to refunds of permit work that wasn't needed or completed.



Water and Sewer Sales are under budget as of the second quarter primarily due to the delay of water bill payments. Water Penalties are up 24.8% compared to the budgeted amount due to water bills being paid late and fees being applied. Finance has seen a significant increase in the number of late and shut off notices being sent to water bill accounts.

Water and Sewer Fund				
Revenues by Category				
For Fiscal Quarter Ending October 31, 2013				
Category	Cumulative Actual Revenues	Cumulative Budgeted Revenues	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Licenses, Permits & Fees	\$1,700	\$900	\$800	88.9%
Water Sales	3,250,587	3,385,000	(134,413)	-4.0%
Sewer Sales	1,188,602	1,379,000	(190,398)	-13.8%
Water Penalties	120,023	96,150	23,873	24.8%
Water Tap on Fees	36,479	7,080	29,399	415.2%
Sewer Tap on Fees	43,683	6,942	36,741	529.3%
Water Meters	6,051	780	5,271	675.8%
Interest/Investments	2,594	6,498	(3,904)	-60.1%
Leachate Treatment	136,425	100,000	36,425	36.4%
Other Revenues	14,443	14,244	199	1.4%
Total Revenues	\$4,800,587	\$4,996,594	(\$196,007)	-1.8%

Actual second quarter Fiscal Year 2014 expenditures in the Water and Sewer Fund total \$4,710,181, which is \$833,175 or 15.0% lower than budgeted expenditures. Personnel costs are under budget due to seasonal timing differences and like the General Fund, not all collective bargaining agreements have been signed. Timing differences for capital projects, contractual services costs associated with the capital projects, engineering work and for repairs on the water storage tanks creates the majority of the variance.

Water and Sewer Fund				
Expenditures by Category				
For Fiscal Quarter Ending October 31, 2013				
Category	Cumulative Actual Expenditures	Cumulative Budgeted Expenditures	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Personal Services	1,458,291	1,590,328	(\$132,037)	-8.3%
Commodities	79,038	112,814	(33,776)	-29.9%
Contractual Services	2,575,691	3,070,954	(495,263)	-16.1%
Debt Service	182,014	182,010	4	0.0%
Transfers Out	348,602	175,000	173,602	99.2%
Capital Outlay	66,545	412,250	(345,705)	-83.9%
Total Expenditures	\$4,710,181	\$5,543,356	(\$833,175)	-15.0%

As mentioned in the General Fund overview, it is anticipated the surplus amount will change as the year progresses.

Other Funds Highlights

Below are charts showing all actual revenues and expenditures compared to the Second Quarter Fiscal Year 2014 Budgeted amounts for all funds, excluding the General Fund and the Water and Sewer Fund.

Revenues by Fund Types				
For Fiscal Quarter Ending October 31, 2013				
Category	Cumulative Actual Revenues	Cumulative Budgeted Revenues	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Road & Bridge	\$85,346	\$85,746	(\$400)	-0.5%
Motor Fuel Tax	464,359	462,066	2,293	0.5%
SSA # 3	8,040	11,012	(2,972)	-27.0%
SSA # 4	13,431	18,442	(5,011)	-27.2%
SSA # 5	259,151	292,096	(32,945)	-11.3%
SSA # 6	34,162	35,048	(886)	-2.5%
Capital Projects	980,081	1,148,904	(168,823)	-14.7%
TIF # 3	573,471	775,372	(201,901)	-26.0%
TIF # 4	22	13,048	(13,026)	-99.8%
Commuter Lot	171,789	150,040	21,749	14.5%
Hanover Square	291,775	374,994	(83,219)	-22.2%
Central Equipment Fund	501,617	485,046	16,571	3.4%
Debt Service Funds	1,314,655	1,218,046	96,609	7.9%
Pensions	1,687,851	1,991,938	(304,087)	-15.3%
Total Revenues	\$6,385,752	\$7,061,798	(\$676,046)	-9.6%

TIF District #3 revenues are disbursed throughout the year from property tax increment. The Equalized Assessed Value (EAV) of TIF District #4 dropped below its frozen EAV when the District was created. No property tax increment generates when total EAV in the district drops, and the Second Quarter Fiscal Year 2014 TIF #4 actual revenues reflect this.

Hanover Square Fund revenues are less than the budgeted amount because rental income was less than anticipated. Rental Income has increased \$43,602 compared to the Second Quarter of Fiscal Year 2013 and will continue to increase as new tenants occupy the shopping center. The Police and Firefighter Pension Funds are significantly under budget because monthly financials have not been received yet from the Pension Accounting Firm and are therefore not included.

Expenditures by Fund Types				
For Fiscal Quarter Ending October 31, 2013				
Fund	Cumulative Actual Expenditures	Cummulative Budgeted Expenditures	Actual Over (Under) YTD Budgeted	Percentage Over (Under)
Road & Bridge	101,388	110,000	(8,612)	-7.8%
Motor Fuel Tax	1,057,522	1,188,788	(131,266)	-11.0%
SSA # 3	4,405	17,248	(12,843)	-74.5%
SSA # 4	8,189	14,900	(6,711)	-45.0%
SSA # 5	53,964	292,498	(238,534)	-81.6%
SSA # 6	26,750	50,598	(23,848)	-47.1%
Capital Projects	978,424	987,823	(9,399)	-1.0%
TIF # 3	87,092	835,330	(748,238)	-89.6%
TIF # 4	11,019	13,750	(2,731)	-19.9%
TIF # 5	2,255	-	2,255	0.0%
Commuter Lot	124,977	213,967	(88,990)	-41.6%
Hanover Square	262,439	374,984	(112,545)	-30.0%
Central Equipment Fund	65,515	403,852	(338,337)	-83.8%
Debt Service Funds	488,786	488,580	206	0.0%
Pensions	1,373,054	1,501,092	(128,038)	-8.5%
Total Expenditures	4,645,778	\$6,493,410	(\$1,847,632)	-28.5%

Expenditures for all Other Funds were also lower than the budgeted Second Quarter Fiscal Year 2014 by \$1,847,632. Almost every Fund has expenditures less than budgeted due to the timing of purchases. The four significant variances above include the Motor Fuel Tax, Special Service Area #5, Central Equipment and Hanover Square Funds. These variances are primarily due to improvements budgeted that have not been completed yet. TIF #5 expenditures exceed its revenues because the district was just created in January 2013 and has not generated any property tax increment. A budget amendment will be needed to account for the expenditures as part of the accounting year end process.

Overall, the Village's actual revenues and expenditures are both under the budgeted amounts for the second quarter of Fiscal Year 2014, primarily due to timing and fluctuations within the Fiscal Year. Fluctuations will occur throughout the fiscal year depending on when revenues are received and when projects or costs are incurred. As part of the budget process, staff adjusts budgeted amounts by month to account for the fluctuations. As the year progresses, projected revenues and expenditures will also be included in the quarterly overviews.

Complete copies of the detailed financial reports for the second quarter of Fiscal Year 2014, including the Revenue Report and the Detailed Budget Report (Expenditure Report) for each fund and account within the Village, is available upon request.

Recommendation

Information only. No action needed.

Budgeted Item:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Budgeted Amount:	\$N/A	
Actual Cost:	\$	
Account Number:		



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Rebekah Flakus, Finance Director
Howard Killian, Public Works Director

SUBJECT: Reallocation of Capital Projects Funds and Approval of Police Building Invoice

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: November 7, 2013 – Board Workshop

Executive Summary

Motion to approve reallocation of Capital Projects Funds and Approve Police building invoice budgeted in Fiscal Year 2013 out of the FY'14 budget.

Discussion

On March 18, 2010, the Village Board passed Resolution #R-10-06 approving contracts for the construction of the new Police Station with Leopardo Companies, Inc. Until the doors opened on February 21, 2012, Multiple invoices and payments for the building were received and paid throughout Fiscal Year 2011 and Fiscal Year 2012. Upon completion of the project, staff paid additional invoices to Leopardo Companies, Inc. during Fiscal Year 2013.

During the Village's Fiscal Year closing Process, staff reviews all inactive or special use funds to determine which ones need to be deactivated. The Municipal Building Fund (#39) was a Capital Projects Fund used solely for the Police Station, and since the building had its doors open for over a year and final payment was expected to take place prior to the end of FY 2013, staff deactivated the fund.

An additional invoice for the remaining construction costs of the Police Headquarters was sent to the Village on October 2, 2013 in the amount of \$74,474.00. This is the final payment to Leopardo, and brings the project under the contract by \$1,005.54 below the approved contract. No funds were allocated for this invoice in the Fiscal Year 2014 Annual Budget, but the expenditure must be paid. Staff determined by utilizing part of the fund balance budgeted to be used during the Fiscal Year and the savings from not completing the Village Hall Roof repairs, the General Fund can support this expenditure. A reallocation of these General Funds is needed to pay the invoice from the Capital Projects Fund, which is the proper fund to charge the expenditure.

Agreement Name: _____

Executed By: _____ Workshop Meeting 11/7/13

Depending on timing of other expenditures within the Capital Projects Fund, a budget amendment may be necessary at the end of the Fiscal Year. If a budget amendment is needed within the Capital Projects Fund, staff will bring the amendment to the Village Board for approval as part of the amendments needed during the year-end audit process.

The Leopardo Industries, Inc. invoice in the amount of \$74,474.00 is included in the Warrants to be approved at the Village Board meeting on November 7, 2013.

Recommended Action

Motion to approve payment of Police building invoice from Leopardo Companies, Inc. in an amount not to exceed \$74,470.00 from FY'14 budget.

Attachments: Check Request Form
Supporting documents from Leopardo Companies, Inc.

Budgeted Item:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Budgeted Amount:	\$	
Actual Cost:	\$74,470.00	
Account Number:	#031-0000-466.13-21	



Village of Hanover Park Check Request

Date October 25, 2013 Date Needed _____

Vendor Leopardo Companies, Inc. Vendor # _____

Address 5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

Check Processing Information

Mail Check Return to Department

Employee _____

Justification for Choosing Vendor

Lowest Price Board Approved

Other Reason: _____

Paid in Advance of Board Approval

Yes* No Date Required: _____

*Requires Village Manager's Approval

Account Number	Amount	Description
001-0640-416.13-21	\$ 74,474.00	Construction Management Services for building
031-0000-466.13-21	\$	at 2011 Lake Street
- - . -	\$	Payment No. 24
- - . -	\$	
- - . -	\$	
- - . -	\$	
- - . -	\$	
- - . -	\$	
- - . -	\$	
Total:	\$ 74,474.00	

Purpose Construction Management Services for Police Station Building to be located at 2011 Lake Street

Are any of the items in this purchase for Interoperable Emergency Response Equipment: Yes No
If yes, does the purchase comply with NIMS requirements? Yes No

Chief Information Officer (1)

(1) The Chief Information Officer's signature is required for all technology related purchases

Approval _____

Division _____

Department _____

[Signature]
Finance Director

Village Manager (2)

(2) The Village Manager's signature is required for paid in advance checks, unbudgeted expenditures and expenditures for which insufficient funds have been budgeted.



Leopardo
 COMPANIES, INC.
 LCI Management Services
 Leopardo Construction

Corporate Headquarters:

5200 Prairie Stone Parkway, Hoffman Estates, IL 60192
 TEL: 847.783.3000 FAX: 847.783.3001
 www.leopardo.com

Chicago Office:

333 W. Wacker Drive . Chicago, IL 60606
 TEL: 312.332.7570 FAX: 312.332.7572

To: Village of Hanover Park
 2121 West Lake Street
 Hanover Park, IL 60133

Date: 10/02/13
Invoice: 39231
Payout # : 24
Job: 10-2837
Terms: net 15

Attn: Howard A. Killian, PE

Description	Totals
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Hanover Park Police Facility
 2011 W. Lake St.
 Hanover Park, IL 60133

Client Reference

Amount of Contract	0.00
Extras to Contract	15,923,873.46
Adjusted Total Contract	15,923,873.46

Work Completed to Date	15,923,873.46
Less Retained	0.00
Net Amount Earned	15,923,873.46
Net Amount Previously Invoiced	15,849,399.46

Total of This Invoice	74,474.00
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Balance to Become Due Including Retention	0.00
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Change Order Summary	001 - 022
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Please send check to :

Leopardo Companies, Inc.
 5200 Prairie Stone Parkway
 Hoffman Estates, IL 60192

Attention: Susan Pelc

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #: 39231

4.b.

To Owner: Village of Hanover Park
2121 West Lake Street
Hanover Park, IL 60133

Project: 10-2837 Hanover Park Police Facility

Application No: 24

Distribution to:

Owner
 Architect
 Contractor

Period: 07/01/2012 - 09/30/2013

Project Number: 10-2837

Contract Date: 02/24/2010

From Contractor: Leopardo Companies, Inc. Via Architect: PSA-Dewberry-Elgin, IL
5200 Prairie Stone Parkway 25 S. Grove Avenue, Suite 500
Hoffman Estates, IL 60192 Elgin, IL 60120

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. Original Contract Sum	\$	0.00
2. Net Change By Change Orders	\$	15,923,873.46
3. Contract Sum To Date	\$	15,923,873.46
4. Total Completed and Stored To Date	\$	15,923,873.46
5. Retainage:		
a. 0.00% of Completed Work	\$	0.00
(Column D+E on G703)		
b. 0% of Stored Material	\$	0.00
(Column F on G703)		
Total Retainage (Lines 5a + 5b)	\$	0.00
6. Total Earned Less Retainage	\$	15,923,873.46
(Line 4 Less Line 5 Total)		
7. Less Previous Certificates For Payment	\$	15,849,399.46
(Line 6 from prior Certificate)		
8. Current Payment Due	\$	74,474.00
9. Balance To Finish, Including Retainage	\$	0.00
(Line 3 Less Line 6)		

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	15,924,879.00	0.00
Total Approved this Month	0.00	-1,005.54
TOTALS	15,924,879.00	-1,005.54
Net Changes By Change Order	15,923,873.46	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Leopardo Companies, Inc.**

By: *Joseph A. Dittie* Date: 10/2/13

State of: Illinois

Subscribed and sworn to before me on 10/2/13

Notary Public:

My Commission expires: *Susan*



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 74,474.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET**AIA DOCUMENT G703**

Application No. :

24 4.b.

Application and Certification for Payment, containing Contractor's signed certification is attached.

Period From: :

07/01/2012

In tabulation below, amounts are stated to the nearest dollar.

To :

09/30/2013

Use Column I on Contracts where variable retainage for line items may apply.

Invoice #: 39231 Contract: 10-2837 Hanover Park Police Facility

A Item No	B Description of Work	C Scheduled Value	E Work Completed		F Materials Presently Stored <i>(Not In D or E)</i>	G Total Completed and Stored To Date <i>(D + E + F)</i>	H %	I Balance To Finish <i>(C - G)</i>	J Retainage <i>(If Variable Rate)</i>
			D From Previous Application <i>(D + E)</i>	E This Period In Place					
1	General Conditions	1,247,003.00	1,228,346.00	18,657.00	0.00	1,247,003.00	100%	0.00	0.00
2	General Requirements	378,280.00	378,280.00	0.00	0.00	378,280.00	100%	0.00	0.00
3	Bond	20,721.00	20,721.00	0.00	0.00	20,721.00	100%	0.00	0.00
4	Insurance	158,216.00	158,216.00	0.00	0.00	158,216.00	100%	0.00	0.00
5	Building Demolition	33,200.00	33,200.00	0.00	0.00	33,200.00	100%	0.00	0.00
6	Excavation	585,321.00	585,321.00	0.00	0.00	585,321.00	100%	0.00	0.00
7	Site Utilities	259,881.00	259,881.00	0.00	0.00	259,881.00	100%	0.00	0.00
8	Asphalt Striping & Paving	130,429.00	130,429.00	0.00	0.00	130,429.00	100%	0.00	0.00
9	Detention Tables	2,388.00	2,388.00	0.00	0.00	2,388.00	100%	0.00	0.00
10	Unitized Pavers	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
11	Landscaping & Site Furnishings	167,272.00	167,272.00	0.00	0.00	167,272.00	100%	0.00	0.00
12	Fences & Gates	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
13	Security Bollards	16,430.00	16,430.00	0.00	0.00	16,430.00	100%	0.00	0.00
14	Monument Sign Allowance	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
15	Concrete Stain	925.00	925.00	0.00	0.00	925.00	100%	0.00	0.00
16	Polished Concrete	43,537.00	43,537.00	0.00	0.00	43,537.00	100%	0.00	0.00
17	Concrete	916,179.00	916,179.00	0.00	0.00	916,179.00	100%	0.00	0.00
18	Precast Concrete	539,907.00	539,907.00	0.00	0.00	539,907.00	100%	0.00	0.00
19	Prisoner Property Lockers	3,862.00	3,862.00	0.00	0.00	3,862.00	100%	0.00	0.00
20	Masonry	717,031.00	717,031.00	0.00	0.00	717,031.00	100%	0.00	0.00
21	Steel	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
22	Structural Steel	808,344.00	808,344.00	0.00	0.00	808,344.00	100%	0.00	0.00
23	Ornamental Railings	22,468.00	22,468.00	0.00	0.00	22,468.00	100%	0.00	0.00
24	Waterproofing	66,781.00	66,781.00	0.00	0.00	66,781.00	100%	0.00	0.00
25	Fireproofing	35,694.00	35,694.00	0.00	0.00	35,694.00	100%	0.00	0.00
26	Metal Wall Panels	213,530.00	213,530.00	0.00	0.00	213,530.00	100%	0.00	0.00
27	Roofing	281,938.00	281,938.00	0.00	0.00	281,938.00	100%	0.00	0.00
28	Exterior Sealants	18,408.00	18,408.00	0.00	0.00	18,408.00	100%	0.00	0.00

29	Misc Sealant Allowance	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
30	Sectional Overhead Doors	82,722.00	82,722.00	0.00	0.00	82,722.00	100%	0.00	0.00
31	Glass & Glazing	421,229.00	421,229.00	0.00	0.00	421,229.00	100%	0.00	0.00
32	High Density Shelving	41,747.00	41,747.00	0.00	0.00	41,747.00	100%	0.00	0.00
33	Metal Stud & Drywall	1,254,782.00	1,254,782.00	0.00	0.00	1,254,782.00	100%	0.00	0.00
34	Hard Tile	121,141.00	121,141.00	0.00	0.00	121,141.00	100%	0.00	0.00
35	Terrazzo Flooring/Bronze Emblems	65,563.00	65,563.00	0.00	0.00	65,563.00	100%	0.00	0.00
36	Acoustical Ceilings & Acoustical Meta	117,356.00	117,356.00	0.00	0.00	117,356.00	100%	0.00	0.00
37	Wire Mesh Partitions	92,169.00	92,169.00	0.00	0.00	92,169.00	100%	0.00	0.00
38	Resilient Tile Flooring & Base/Linoleu	126,970.00	126,970.00	0.00	0.00	126,970.00	100%	0.00	0.00
39	Evidence Lockers	32,315.00	32,315.00	0.00	0.00	32,315.00	100%	0.00	0.00
40	Epoxy Flooring	83,866.00	83,866.00	0.00	0.00	83,866.00	100%	0.00	0.00
41	Painting & Wallcovering	125,702.00	125,702.00	0.00	0.00	125,702.00	100%	0.00	0.00
42	Toilet Partitions	13,020.00	13,020.00	0.00	0.00	13,020.00	100%	0.00	0.00
43	Lockers & Benches	174,279.00	174,279.00	0.00	0.00	174,279.00	100%	0.00	0.00
44	Flagpoles	7,281.00	7,281.00	0.00	0.00	7,281.00	100%	0.00	0.00
45	Access Flooring	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
46	Mecho Shades	18,228.00	18,228.00	0.00	0.00	18,228.00	100%	0.00	0.00
47	Elevator	85,834.00	85,834.00	0.00	0.00	85,834.00	100%	0.00	0.00
48	Fire Protection	207,474.00	207,474.00	0.00	0.00	207,474.00	100%	0.00	0.00
49	Plumbing	472,323.00	472,323.00	0.00	0.00	472,323.00	100%	0.00	0.00
50	H.V.A.C	1,633,283.00	1,633,283.00	0.00	0.00	1,633,283.00	100%	0.00	0.00
51	Lobby Benches	4,640.00	4,640.00	0.00	0.00	4,640.00	100%	0.00	0.00
52	Electrical	1,620,988.00	1,620,988.00	0.00	0.00	1,620,988.00	100%	0.00	0.00
53	Site Electric	40,763.00	40,763.00	0.00	0.00	40,763.00	100%	0.00	0.00
54	Generator	60,988.00	60,988.00	0.00	0.00	60,988.00	100%	0.00	0.00
55	Structured Cabling	371,875.00	371,875.00	0.00	0.00	371,875.00	100%	0.00	0.00
56	Security & Paging	675,775.00	672,562.00	3,213.00	0.00	675,775.00	100%	0.00	0.00
57	Bio-Dry Untis	14,539.00	14,539.00	0.00	0.00	14,539.00	100%	0.00	0.00
58	Firing Range	402,183.00	402,183.00	0.00	0.00	402,183.00	100%	0.00	0.00
59	Downflow Workstation	5,118.00	5,118.00	0.00	0.00	5,118.00	100%	0.00	0.00
60	Bank & Vault Equipment	3,421.88	3,421.88	0.00	0.00	3,421.88	100%	0.00	0.00
61	Firing Range Acoustical Treatment	60,974.00	58,370.00	2,604.00	0.00	60,974.00	100%	0.00	0.00
62	Forensic Cabinet	11,565.58	11,565.58	0.00	0.00	11,565.58	100%	0.00	0.00
63	Floor Prep-Allowance	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
64	Misc Electrical	2,885.00	2,885.00	0.00	0.00	2,885.00	100%	0.00	0.00
65	Detention Equipment	250,019.00	250,019.00	0.00	0.00	250,019.00	100%	0.00	0.00
66	Weather Conditions Allowance	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00

67	Construction Contingency	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
68	CM Fee	553,110.00	503,110.00	50,000.00	0.00	553,110.00	100%	0.00	0.00
GRAND TOTALS		15,923,873.46	15,849,399.46	74,474.00	0.00	15,923,873.46	100.00%	0.00	0.00

4.b.

FINAL WAIVER OF LIEN

STATE OF ILLINOIS }
COUNTY OF Cook } SS

Gty # _____
Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by City of Hanover Park, Illinois
to furnish Construction Management Services
for the premises known as Hanover Park Police Headquarters
of which City of Hanover Park, Illinois is the owner.

THE undersigned, for and in consideration of Seventy Four Thousand Four Hundred Seventy Four & 00/100
(\$ 74,474.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release
any and all lien or claim of, or right to, lien, under the State of Illinois relating to mechanics' liens, with respect to and on said above-described
premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other
considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished
or which may be furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS*.

DATE: September 30, 2013

COMPANY NAME: Leopardo Companies, Inc.
ADDRESS 5200 Prairie Stone Parkway, Hoffman Estates, IL 60192

SIGNATURE AND TITLE _____
Joseph A. Oetter , Controller

EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF Cook } SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Joseph A. Oetter BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Controller OF
(COMPANY NAME) Leopardo Companies, Inc. WHO IS THE
CONTRACTOR FURNISHING Construction Management Services WORK ON THE BUILDING
LOCATED AT 2011 Lake Street, Hanover Park, IL 60133
OWNED BY City of Hanover Park, Illinois

That the total amount of the contract including extras* is \$ 15,923,873.46 on which he or she has received payment of
\$15,849,399.46 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no
claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor,
or both, for said work and all parties having contracts or sub contractors for specific portions of said work or for material entering into the construction
thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work
according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Leopardo Companies, Inc.	Construction Management Services	\$ 15,923,873.46	\$ 15,849,399.46	\$ 74,474.00	\$ -
Total Labor and Material Including Extras* to Complete		\$ 15,923,873.46	\$ 15,849,399.46	\$ 74,474.00	\$ -

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE: September 30, 2013

SIGNATURE _____

Subscribed and sworn to before me this 30th day of September, 2013.

EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

NOTARY PUBLIC

APPLICATION FOR PAYMENT AND SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

Project Title : Hanover Park Police Facility
 Project Number: 10-2837
 Architect: PSA-Dewberry-Elgin, IL
 Contractor : Leopardo Companies, Inc.

Application Date : October 02, 2013 Page 1 of 2
 Application No. : 24
 Period From : 7/1/2012 - 9/30/2013
 Change Orders Included : 001 - 022

Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total Contract	Work Completed Material Stored To		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
1	General Conditions	Leopardo Companies, Inc.	\$ 1,247,003.00	100%	\$ 1,247,003.00	\$ 0.00	\$ 1,228,346.00	\$ 18,657.00	\$ 0.00
2	General Requirements	Leopardo Companies, Inc.	\$ 378,280.00	100%	\$ 378,280.00	\$ 0.00	\$ 378,280.00	\$ 0.00	\$ 0.00
3	Bond	Leopardo Companies, Inc.	\$ 20,721.00	100%	\$ 20,721.00	\$ 0.00	\$ 20,721.00	\$ 0.00	\$ 0.00
4	Insurance	Leopardo Companies, Inc.	\$ 158,216.00	100%	\$ 158,216.00	\$ 0.00	\$ 158,216.00	\$ 0.00	\$ 0.00
5	Building Demolition	Langos Corp.	\$ 33,200.00	100%	\$ 33,200.00	\$ 0.00	\$ 33,200.00	\$ 0.00	\$ 0.00
6	Excavation	Fox Excavating Inc	\$ 585,321.00	100%	\$ 585,321.00	\$ 0.00	\$ 585,321.00	\$ 0.00	\$ 0.00
7	Site Utilities	Concept Plumbing Inc	\$ 259,881.00	100%	\$ 259,881.00	\$ 0.00	\$ 259,881.00	\$ 0.00	\$ 0.00
8	Asphalt Striping & Paving	Orange Crush LLC	\$ 130,429.00	100%	\$ 130,429.00	\$ 0.00	\$ 130,429.00	\$ 0.00	\$ 0.00
9	Unitized Pavers		\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
10	Landscaping & Site Furnishir	Breezy Hill Nursery Inc	\$ 167,272.00	100%	\$ 167,272.00	\$ 0.00	\$ 167,272.00	\$ 0.00	\$ 0.00
11	Security Bollards	SecureUSA Inc	\$ 16,430.00	100%	\$ 16,430.00	\$ 0.00	\$ 16,430.00	\$ 0.00	\$ 0.00
12	Monument Sign Allowance		\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
13	Fences & Gates		\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
14	Concrete	Cerami Construction Co LT	\$ 916,179.00	100%	\$ 916,179.00	\$ 0.00	\$ 916,179.00	\$ 0.00	\$ 0.00
15	Polished Concrete	Artlow Sealing Eng Inc	\$ 43,537.00	100%	\$ 43,537.00	\$ 0.00	\$ 43,537.00	\$ 0.00	\$ 0.00
16	Precast Concrete	Dukane Precast Inc	\$ 539,907.00	100%	\$ 539,907.00	\$ 0.00	\$ 539,907.00	\$ 0.00	\$ 0.00
17	Concrete Stain		\$ 925.00	100%	\$ 925.00	\$ 0.00	\$ 925.00	\$ 0.00	\$ 0.00
18	Masonry	Mastership Construction Co	\$ 717,031.00	100%	\$ 717,031.00	\$ 0.00	\$ 717,031.00	\$ 0.00	\$ 0.00
19	Structural Steel	Waukegan Steel Sales, Inc	\$ 808,344.00	100%	\$ 808,344.00	\$ 0.00	\$ 808,344.00	\$ 0.00	\$ 0.00
20	Ornamental Railings	Mark Industries, Ltd.	\$ 22,468.00	100%	\$ 22,468.00	\$ 0.00	\$ 22,468.00	\$ 0.00	\$ 0.00
21	Waterproofing	Kremer Davis, Inc	\$ 66,781.00	100%	\$ 66,781.00	\$ 0.00	\$ 66,781.00	\$ 0.00	\$ 0.00
22	Fireproofing	Wilkin Insulation Inc	\$ 35,694.00	100%	\$ 35,694.00	\$ 0.00	\$ 35,694.00	\$ 0.00	\$ 0.00
23	Metal Wall Panels	Metal Erectors, Inc.	\$ 213,530.00	100%	\$ 213,530.00	\$ 0.00	\$ 213,530.00	\$ 0.00	\$ 0.00
24	Roofing	Metalmaster Roofmaster	\$ 281,938.00	100%	\$ 281,938.00	\$ 0.00	\$ 281,938.00	\$ 0.00	\$ 0.00
25	Exterior Sealants	Bofo Waterproofing LLC	\$ 18,408.00	100%	\$ 18,408.00	\$ 0.00	\$ 18,408.00	\$ 0.00	\$ 0.00
26	Misc Sealant Allowance		\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
27	Sectional Overhead Doors	Builders Chicago Corp	\$ 82,722.00	100%	\$ 82,722.00	\$ 0.00	\$ 82,722.00	\$ 0.00	\$ 0.00
28	Glass & Glazing	Lake Shore Glass & Mirror	\$ 421,229.00	100%	\$ 421,229.00	\$ 0.00	\$ 421,229.00	\$ 0.00	\$ 0.00
29	Site Electric	Associated Electrical Contr	\$ 40,763.00	100%	\$ 40,763.00	\$ 0.00	\$ 40,763.00	\$ 0.00	\$ 0.00
30	High Density Shelving	Ellis Systems Corp	\$ 41,747.00	100%	\$ 41,747.00	\$ 0.00	\$ 41,747.00	\$ 0.00	\$ 0.00
31	Metal Stud & Drywall	R B Construction Inc	\$ 1,254,782.00	100%	\$ 1,254,782.00	\$ 0.00	\$ 1,254,782.00	\$ 0.00	\$ 0.00
32	Hard Tile	Mr. David's Carpet Service	\$ 121,141.00	100%	\$ 121,141.00	\$ 0.00	\$ 121,141.00	\$ 0.00	\$ 0.00
33	Terrazzo Flooring/Bronze En	Menconi Terrazzo LLC	\$ 65,563.00	100%	\$ 65,563.00	\$ 0.00	\$ 65,563.00	\$ 0.00	\$ 0.00
34	Acoustical Ceilings & Acousti	Airrite Contractors Inc	\$ 117,356.00	100%	\$ 117,356.00	\$ 0.00	\$ 117,356.00	\$ 0.00	\$ 0.00
35	Resilient Tile Flooring & Base	C. E. Korsgard Company	\$ 126,970.00	100%	\$ 126,970.00	\$ 0.00	\$ 126,970.00	\$ 0.00	\$ 0.00
36	Epoxy Flooring	CCI Flooring Inc	\$ 83,866.00	100%	\$ 83,866.00	\$ 0.00	\$ 83,866.00	\$ 0.00	\$ 0.00
37	Floor Prep-Allowance		\$ 0.00	0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
38	Painting & Wallcovering	D.E.S. Painting Inc	\$ 125,702.00	100%	\$ 125,702.00	\$ 0.00	\$ 125,702.00	\$ 0.00	\$ 0.00
39	Toilet Partitions	Prestige Distribution Inc	\$ 13,020.00	100%	\$ 13,020.00	\$ 0.00	\$ 13,020.00	\$ 0.00	\$ 0.00
40	Lockers & Benches	Tiffin Metal Products	\$ 174,279.00	100%	\$ 174,279.00	\$ 0.00	\$ 174,279.00	\$ 0.00	\$ 0.00
41	Flagpoles	Parvin-Clauss Sign Compa	\$ 7,281.00	100%	\$ 7,281.00	\$ 0.00	\$ 7,281.00	\$ 0.00	\$ 0.00
42	Wire Mesh Partitions	Action Fence Co Inc	\$ 92,169.00	100%	\$ 92,169.00	\$ 0.00	\$ 92,169.00	\$ 0.00	\$ 0.00
43	Mecho Shades	Chicago Drapery & Carpet	\$ 18,228.00	100%	\$ 18,228.00	\$ 0.00	\$ 18,228.00	\$ 0.00	\$ 0.00
44	Downflow Workstation	Misonix Inc	\$ 5,118.00	100%	\$ 5,118.00	\$ 0.00	\$ 5,118.00	\$ 0.00	\$ 0.00
45	Bjo-Dry Untis	Sirchie Fingerprint Laborat	\$ 14,539.00	100%	\$ 14,539.00	\$ 0.00	\$ 14,539.00	\$ 0.00	\$ 0.00
46	Forensic Cabinet	Fisher Scientific Company	\$ 11,565.58	100%	\$ 11,565.58	\$ 0.00	\$ 11,565.58	\$ 0.00	\$ 0.00
47	Bank & Vault Equipment	Leopardo Companies, Inc.	\$ 3,421.88	100%	\$ 3,421.88	\$ 0.00	\$ 3,421.88	\$ 0.00	\$ 0.00
48	Detention Equipment	Valley Security Company	\$ 250,019.00	100%	\$ 250,019.00	\$ 0.00	\$ 250,019.00	\$ 0.00	\$ 0.00
49	Firing Range	Action Target Inc.	\$ 402,183.00	100%	\$ 402,183.00	\$ 0.00	\$ 402,183.00	\$ 0.00	\$ 0.00



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Shubhra Govind, Community & Eco. Dev. Director

SUBJECT: Concept Plan Review – Mixed Use Development Proposal
900 Irving Park Rd (Old Menards site)

ACTION

REQUESTED: Approval Concurrence Discussion Information

RECOMMENDED FOR CONSENT AGENDA: Yes No

MEETING DATE: November 7, 2013

Executive Summary

This information is being presented to the Board for a “Concept Plan Review”. The intent is to get feedback from the Board about a proposed development concept, in its initial design stage. At this time, the Board’s input can be incorporated before detailed plans are prepared, and also provide the applicant with direction for any changes they may need to make. The project will ultimately go through the public hearing process, with detailed engineering and design plans, and then come back to the Board for final action.

Project Proposal

The Applicant for the project is the Northwest Housing Partnership. The project proposal is for a mixed use development at 900 Irving Park Rd. – the location of the old Menards site. The site is 11.5 acres. The proposal calls for the following:

- 75 rental housing units on 8.9 acres, with 3 commercial outlots
- Rental units to be age restricted – for those aged 62+
- IHDA to provide major part of the project funding
- 25% of the units will be affordable to those at 60% AMI (Area Median Income)
- The affordability will be ensured with a long term covenant (30 years)
- Buildings will be single-story, no basements. 3 to 5 units per building
- 1 to 2-bedroom units, with patio. One unit for on-site property manager
- Clubhouse, retention pond, walking paths, guest parking included.
- 2 existing curb-cuts on Irving Park consolidated into one main entrance
- Commercial outlots to have cross-access easements

Residential development may occur as Phase I. However, all streetscaping, along Irving Park, would be accomplished at the same time to make commercial sites development-ready and more marketable.

Agreement Name: _____

Executed By: _____ Workshop Meeting 11/7/13

Please see attached narrative and site plan for additional details.

Process

The property will need to be rezoned to a Planned Unit Development (PUD) to allow for the mixed use. The process will also require subdivision of the land. These processes can run concurrently. A Public Hearing will be held by the Development Commission, and their recommendation will be forwarded to the Village Board for final action. Detailed design and engineering plans will be required at that time, and staff will provide an analysis.

At this time, staff (from all reviewing departments) have met with the applicant and informed them of the Village's processes and requirements for the entitlement, as well as information regarding utilities and building codes. Staff and the applicant have also had initial meetings with IDOT to inform them of the project and ensure coordination with pending IDOT projects that may affect ingress and egress from the site.

The project funding application is being prepared by the applicant to be submitted to HUD and IHDA. It takes about 12 months for their approvals. Therefore, construction would likely start in Spring 2015. It is anticipated that the applicant will be requesting some form of TIF assistance from the Village. If so, staff will bring the matter to the Board for direction, after performing due diligence.

Discussion

At this time, staff and the applicants are looking for feedback from the Board on the overall project, before a formal application is filed. Following are some issues for the Board to consider:

- Is this a good use for the site?
- Is the project acceptable as a mixed-use concept?
- Is the layout generally acceptable, in terms of traffic flow, and use separation?
- Is the building architecture for the residential units generally acceptable?
- Are there any other issues or concerns that need to be addressed as the project moves forward?

Recommended Action

Staff requests the Board to review the concept plan, discuss the issues listed above, and any others, and provide feedback to the staff as they move forward with their review. Staff and the applicants will be present on Nov. 7, 2013 to answer any questions the Board may have.

Attachments:

Applicant's Project Narrative
Site Plan and building elevations

Budgeted Item:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Budgeted Amount:	\$ 0	
Actual Cost:	\$ N/A	
Account Number:	N/A	

MEMORANDUM

To: Shubhra Govind
Community and Economic Development Director
Village of Hanover Park

Date: October 31, 2013

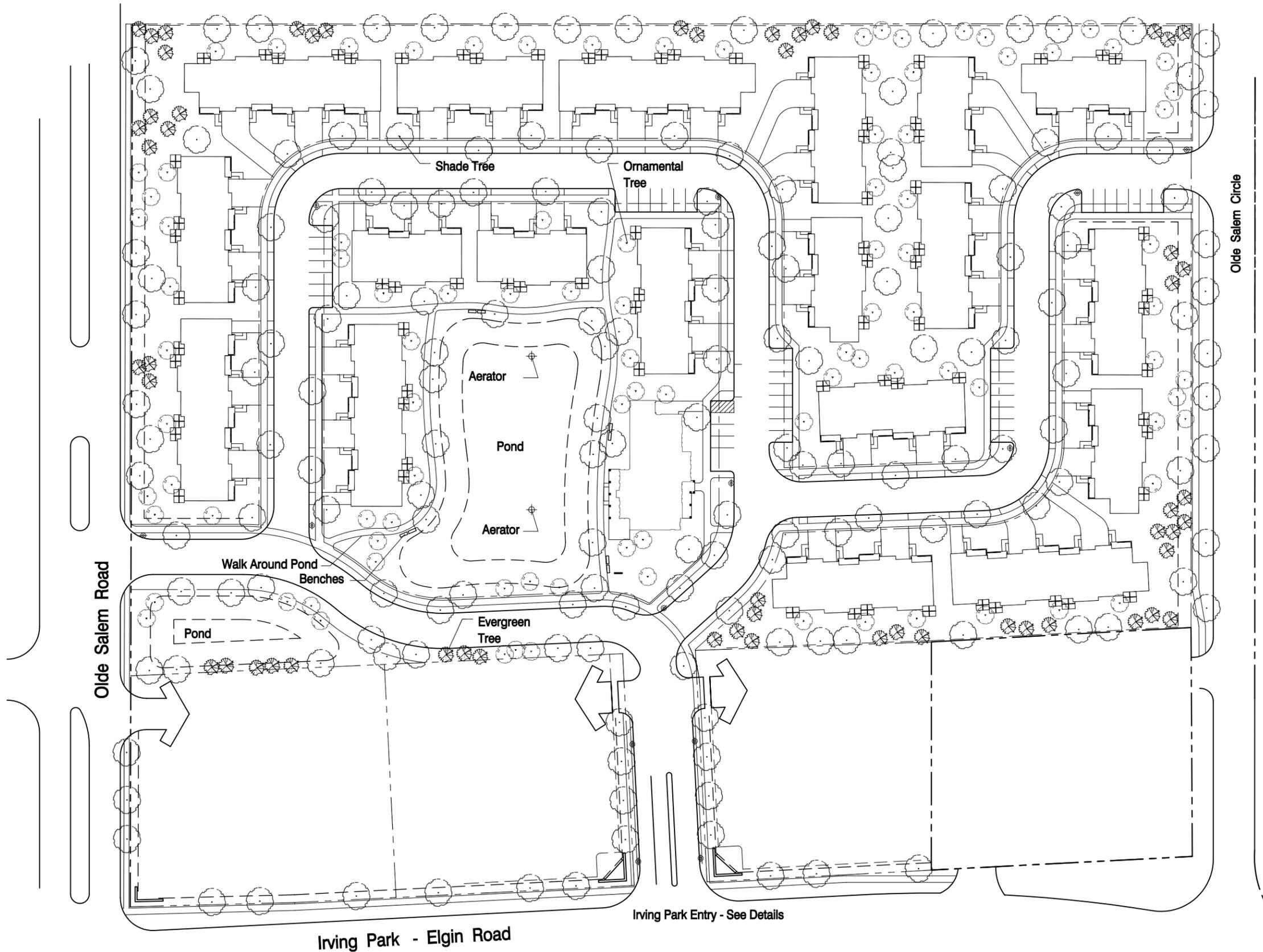
From: Marc Neuerman
Chairman-North West Housing Partnership

Re: Proposed PUD
Former Menards Site

This project status memorandum is submitted to you in response to your recent request for an overview of the proposed redevelopment of the former Menards site. Village staff and the Development Review Committee have met with NWHP and its consultant team over the past several months to review and refine the concept site plan to redevelop this 11.5 acre site as a PUD with 8.9 acres designated for 75 senior rental apartments plus approximately 2.4 acres in commercial lots fronting Irving Park Road. NWHP proposes to process the PUD plan with the Village which will require rezoning to permit residential uses.

Summary of key aspects of the senior housing proposed for development by NWHP:

1. 75 rental apartments with garage plus an approximate 4,000 square foot clubhouse and support facility. The apartments are to be rented by independent seniors and will include 68 one-bedroom and 7 two-bedroom apartments. It is anticipated that 25% of the apartments will be affordable with rental rates limited to tenants with incomes not to exceed 60% of area median income. The affordable component will be for a term of not less than 15 years and probably for 30 years. Each ranch style apartment must have not less than one resident 62 years of age or older. The development is proposed as one phase with three, four and five apartment buildings.
2. It is anticipated that funding sources will include HUD 221d(4) financing, Illinois tax credit equity and investor equity. The mortgage originator estimates a twelve month time frame for processing through HUD. As a caution, at present contractor construction estimates exceed budget projections.
3. The site plan includes provision for two detention basins on the residential portion of the site to serve both the proposed residential and commercial uses. The larger pond will also serve as a site amenity for the senior apartments.
4. The site may be accessed by a main entrance from Irving Park Road as well as access from both Olde Salem Road and Olde Salem Circle. The entry at Irving Park Road is proposed to include decorative fencing and landscaping that will announce entry to the development.
5. Current ownership will own the out lots and is currently seeking purchasers for those commercial lots.
6. Ownership has demolished the old Menards structure. The redevelopment plan envisions reusing the parking lot surface and subgrade materials. This is a far more environmentally and economically responsible than hauling these materials to a dump site. If the commercial users are not designated timely to the development of senior apartments, NWHP will clear the existing parking surfaces for the commercial lots and seek to recapture those costs when the commercial lots are developed in the future.

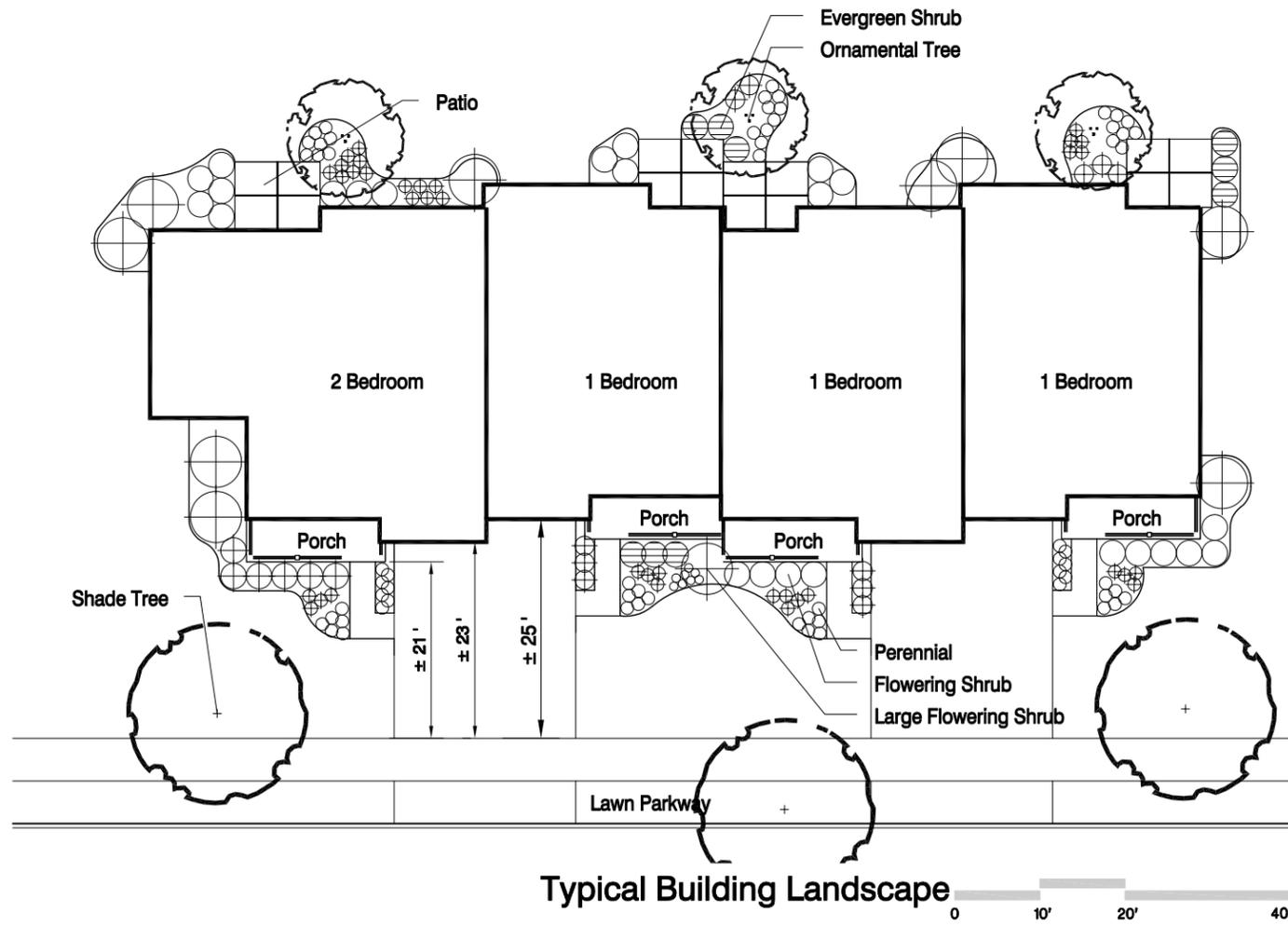


Plant List

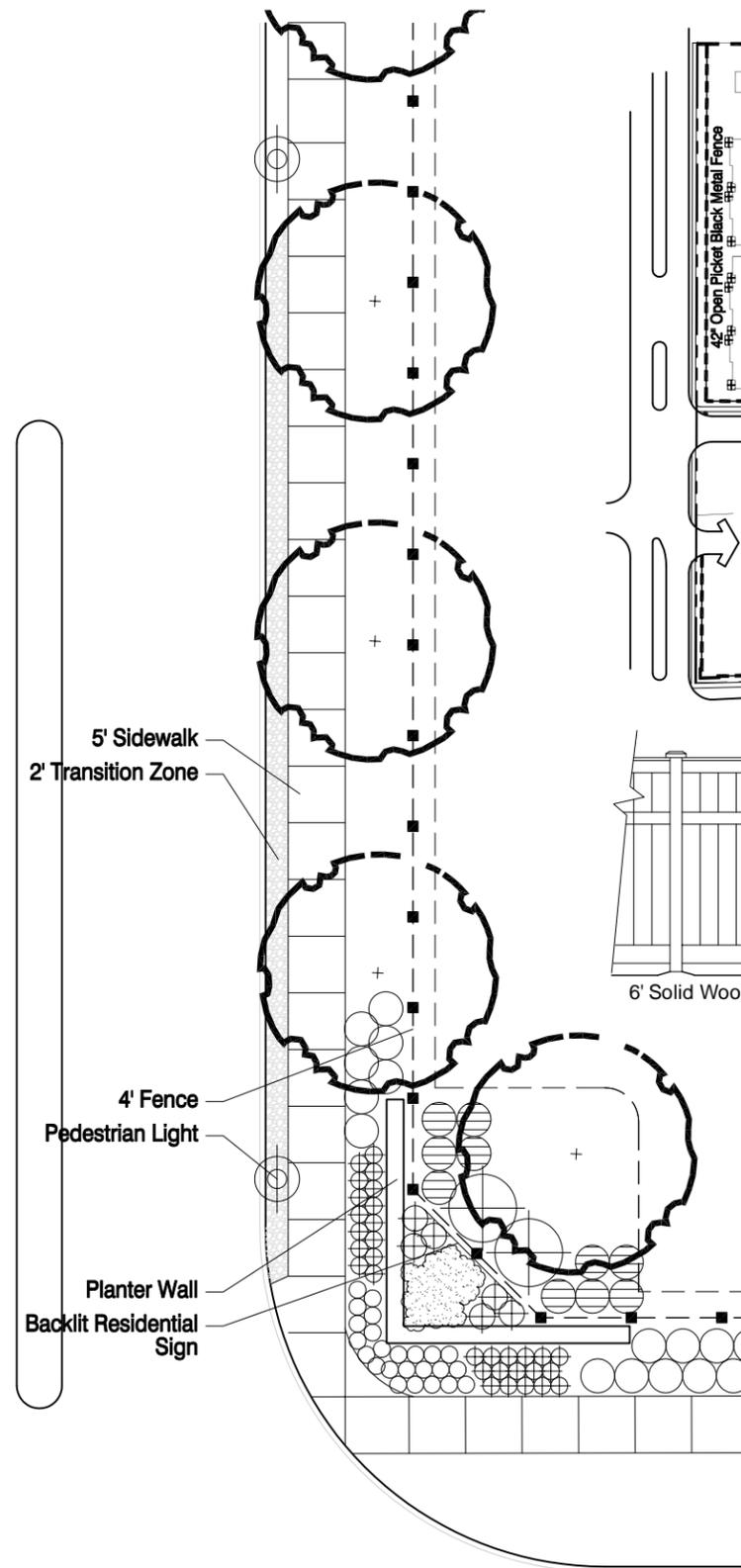
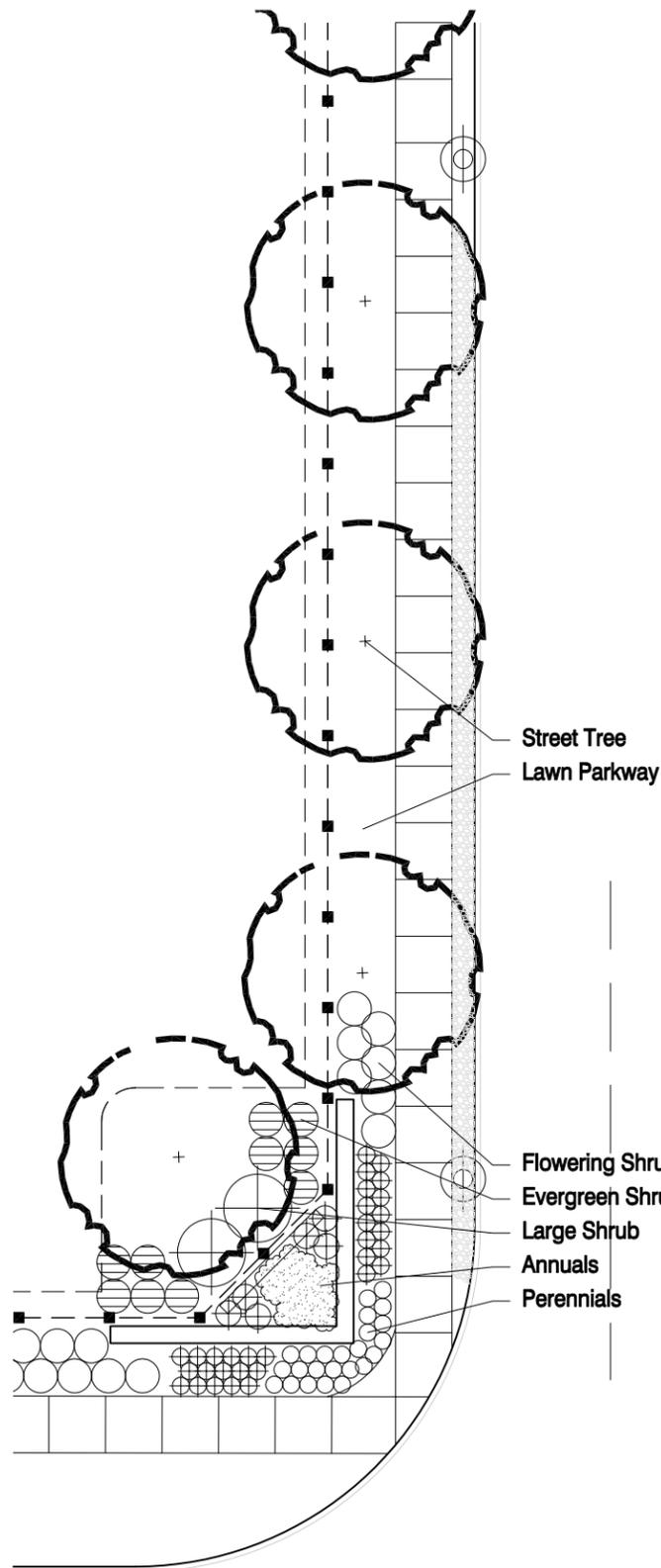
Trees	Botanic Name	Common Name	Installation Size
AF	Acer x fremanii 'Marmo'	Marmo Maple	3" BB
AG	Amelanchier x Grandiflora 'A. Brilliance'	Autumn Brilliance Serviceberry	Multi-stem 6' Ht BB
BN	Betula nigra	River Birch	Multi-stem 8' Ht BB
CC	Carpinus caroliniana	American Hornbeam	6' Ht BB
CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	3" BB
CM	Cornus mas 'Golden Glory'	Cornelian Cherry Dogwood	Multi-stem 6' Ht. BB
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3" BB
GD	Gymnocladus dioicus	Kentucky Coffeetree	2.5" BB
MR	Malus 'Red Jewel'	Red Jewel Crabapple	Multi-stem 6' Ht BB
MW	Malus x zumi	Zumi Crabapple	Multi-stem 6' Ht BB
PA	Platanus x acerifolia 'Morton Circle'	London Planetree	3" BB
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	3" BB
PD	Picea glauca densata	Black Hills Spruce	6' Ht BB
PI	Picea abies	Norway Spruce	6' Ht BB
UM	Ulmus x 'Morton'	Morton Elm	3" BB
QB	Quercus bicolor	Swamp White Oak	2" BB
QR	Quercus rubra	Red Oak	2" BB

Shrubs	Botanic Name	Common Name	Installation Size
BG	Buxus x 'Green Velvet'	Hardy Boxwood	18" BB
CH	Cotoneaster x 'Hessei'	Hess Cotoneaster	18" BB
EA	Euonymus alatus 'Compactus'	Compact Burning Bush	24" BB
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18" BB
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	30" BB
RA	Ribes alpinum	Alpine Currant	24" BB
SF	Spiraea x bumalda 'Froebellii'	Froebell's Spiraea	18" BB
SG	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	18" BB
SC	Spiraea x cinera 'Grefsheim'	First Snow Spiraea	18" BB
SK	Syringa patula 'Miss Kim'	Dwarf Korean Lilac	24" BB
SP	Spiraea prunifolia	Bridal Wreath Spiraea	24" BB
TT	Taxus x media 'Tauntonii'	Taunton Yew	24" BB
VD	Viburnum dentatum 'Blue Muffin'	Blue Muffin Compact Viburnum	24" BB
VA	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	3' Ht BB
VJ	Viburnum x 'Juddii'	Judd Viburnum	3' Ht BB
WW	Weigela florida 'Wine and Roses'	Sonic Boom Pink Weigela	18" BB
WB	Weigela florida 'Bokrasopin'	Wine and Roses Weigela	18" BB

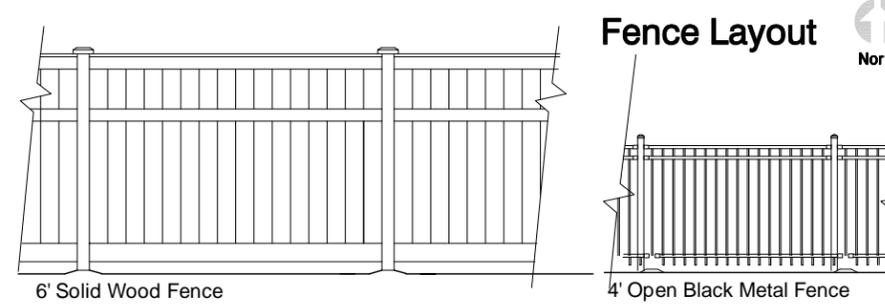
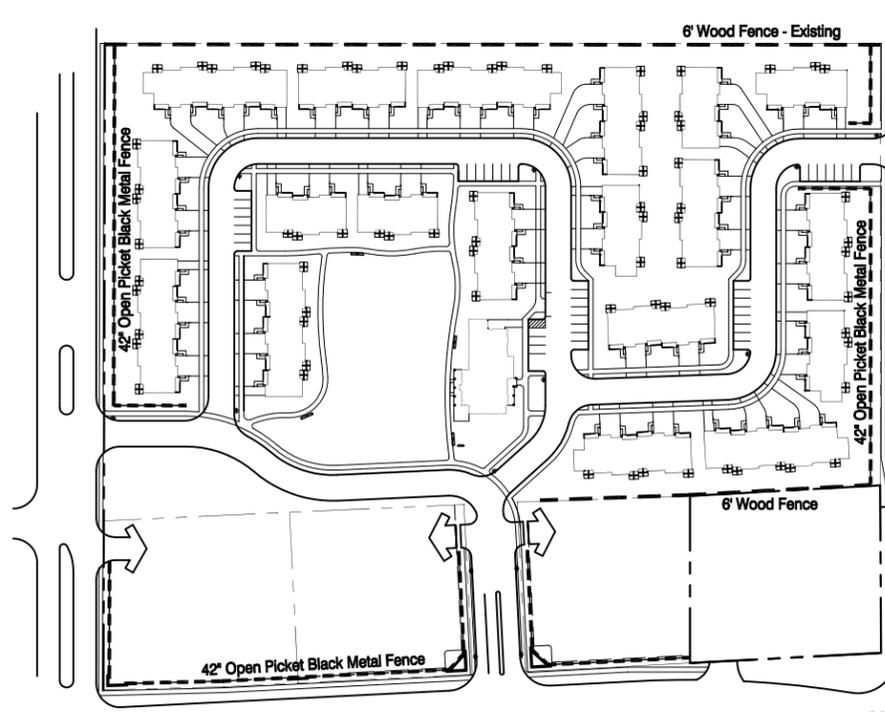
Perennials	Botanic Name	Common Name	Installation Size
amd	Alchemilla mollis	Lady's Mantle	# 1 Cont.
asd	Astilbe 'Deutschland'	Deutschland Astilbe	# 1 Cont.
asr	Astilbe 'Red Sentinel'	Red Sentinel Astilbe	# 1 Cont.
blr	Baptisia 'Lavender Rose'	LR False Indigo	# 1 Cont.
cak	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	# 1 Cont.
clp	Chelone lyonii	Turtlehead	# 1 Cont.
cvz	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	# 1 Cont.
gao	Galium oderatum	Sweet Woodruff	# 1 Cont.
gmc	Geranium macrorrhizum 'Czakar'	Bigroot Cranesbill	# 1 Cont.
hhr	Hemerocallis 'Happy Returns'	Yellow Daylily	# 1 Cont.
hlc	Hemerocallis 'Little Wine Cup'	Red Purple Daylily	# 1 Cont.
hpm	Hemerocallis 'Pardon Me'	Red Daylily	# 1 Cont.
hpp	Heuchera micrantha 'Palace Purple'	Purple Coral Bells	# 1 Cont.
hse	Hosta sieboldiana 'Elegans'	Elegans Hosta	# 1 Cont.
hgu	Hosta x 'Guacamole'	Guacamole Hosta	# 1 Cont.
isc	Iberis sempervirens 'October Glory'	Candytuft	# 1 Cont.
lsr	Ligularia stenocephala 'The Rocket'	Rocket Ligularia	# 1 Cont.
lbn	Ligularia dentata 'Brit Marie'	Brit Marie Ligularia	# 1 Cont.
lms	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf	# 1 Cont.
nwl	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	# 1 Cont.
ptg	Pachysandra terminalis 'Green Carpet'	Green Carpet Spurge - 10" oc	3" pots
pvs	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	# 1 Cont.
pac	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	# 1 Cont.
smn	Salvia x sylvestris 'Mainacht'	May Night Salvia	# 1 Cont.
ssn	Sedum spectabile 'Neon'	Neon Sedum	# 1 Cont.
vmb	Vinca minor 'bowles'	Bowles Periwinkle - 10" oc	3" pots



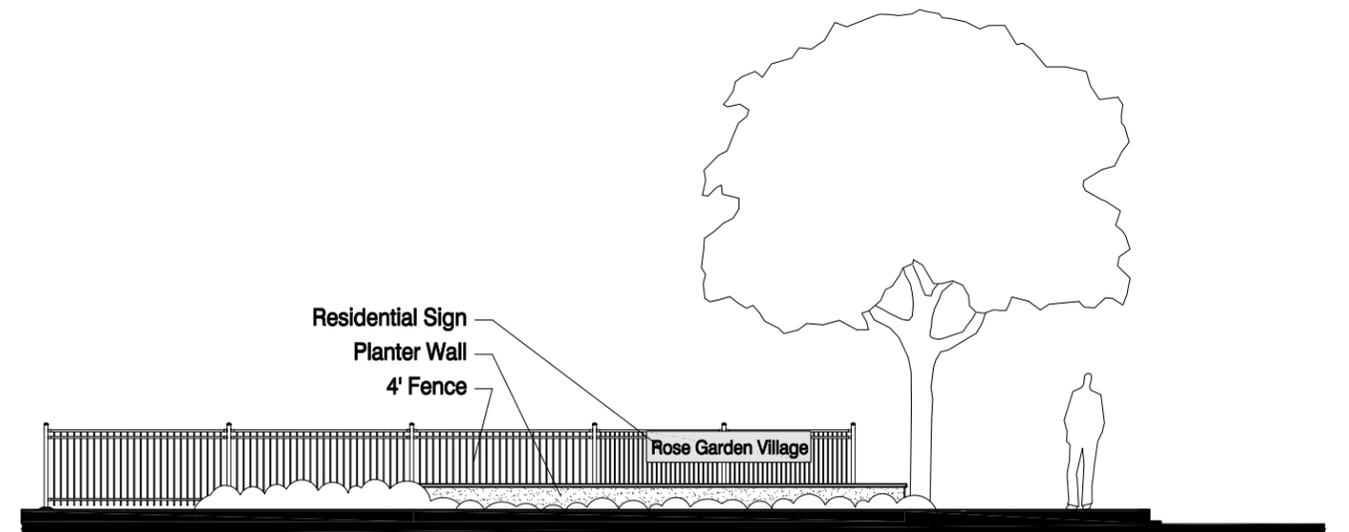
Typical Building Landscape



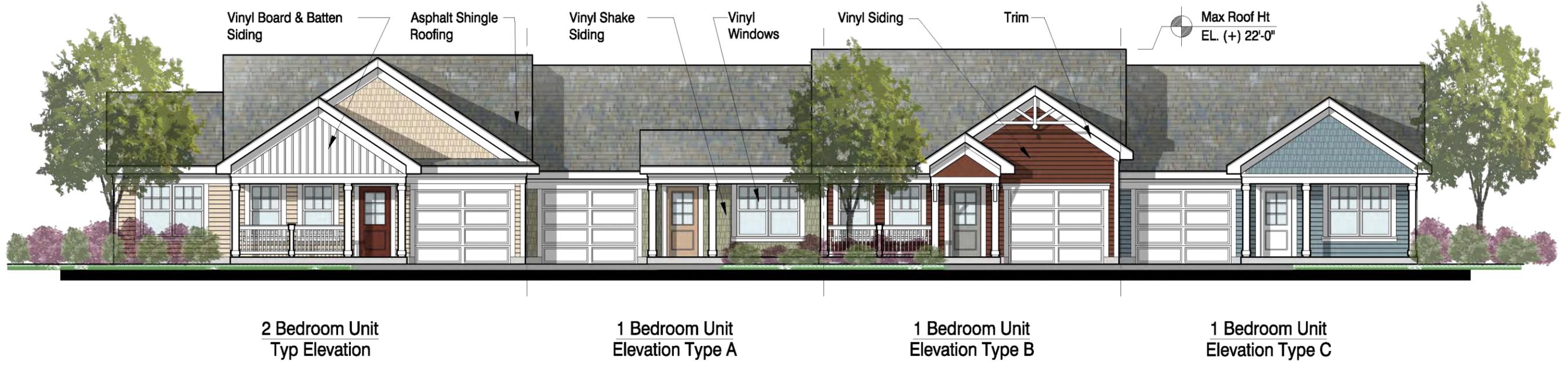
Irving Park Entry Plan 0 8' 16'



Pedestrian Light



Irving Park Entry Elevation 0 4' 8'

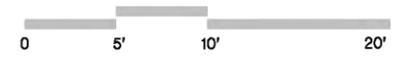


Front Elevation



Right Side Elevation

4 Unit Building Elevation Assembly



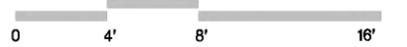


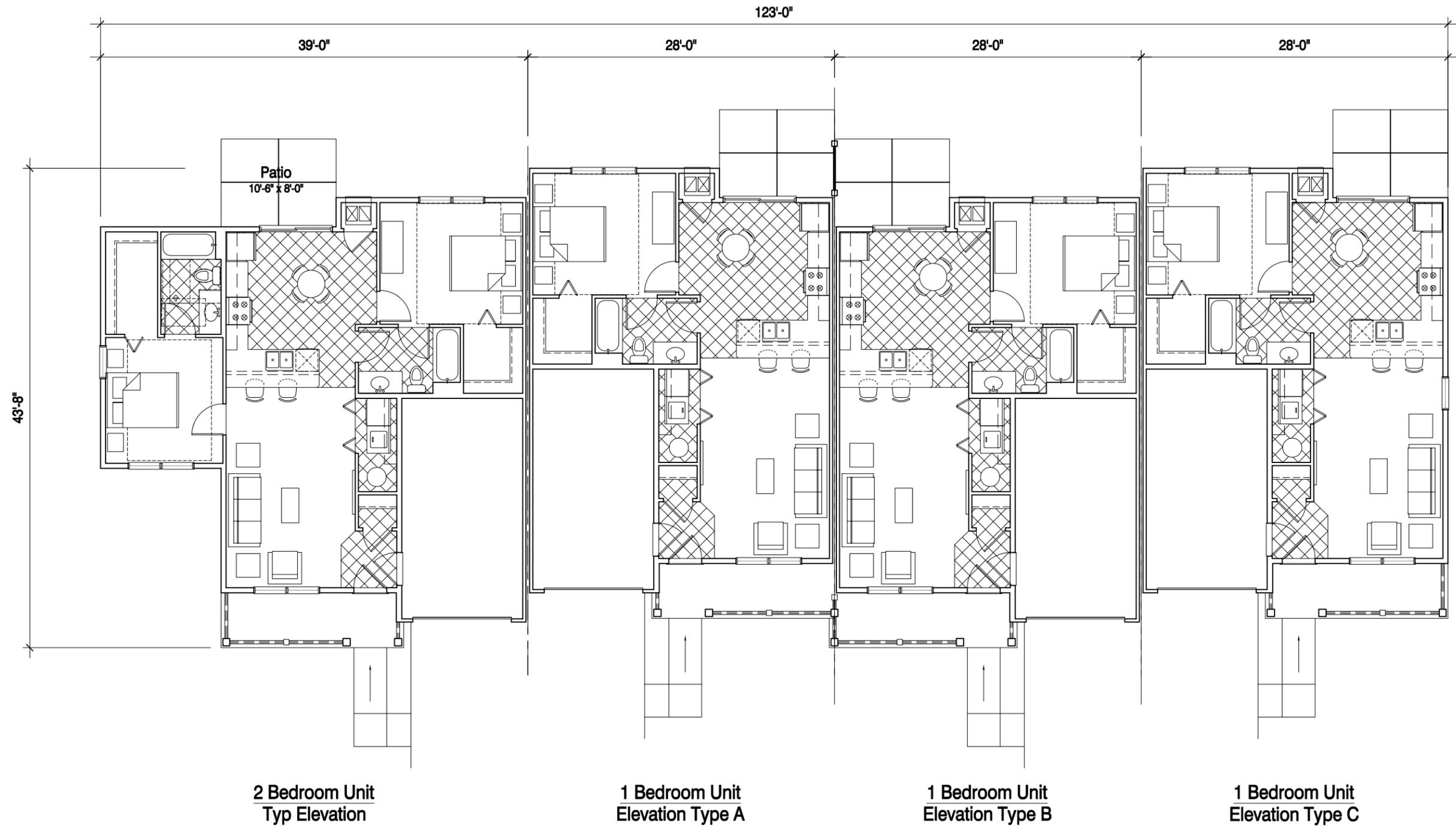
Front Elevation



Right Side Elevation

Clubhouse





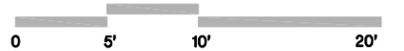
2 Bedroom Unit
Typ Elevation

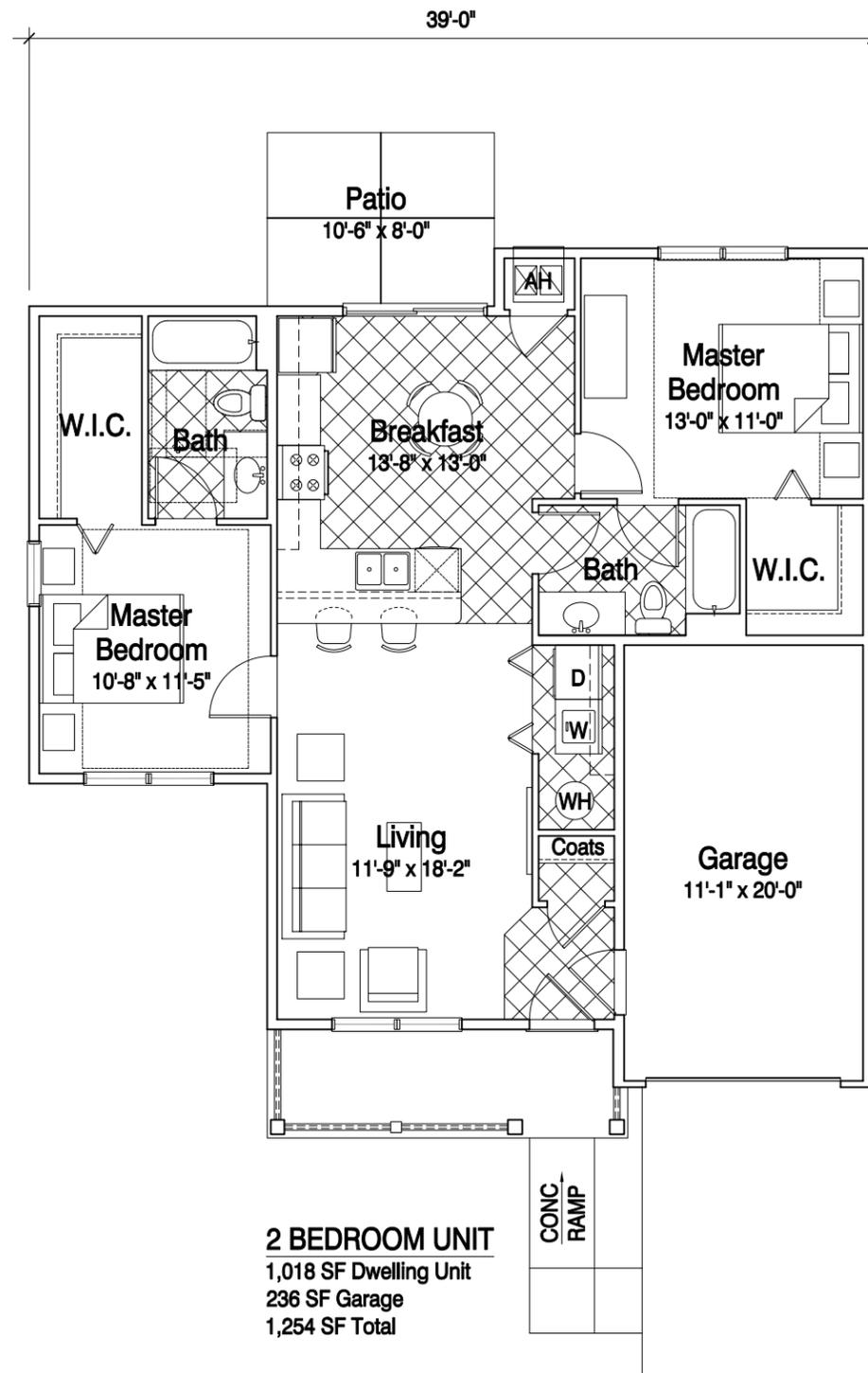
1 Bedroom Unit
Elevation Type A

1 Bedroom Unit
Elevation Type B

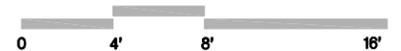
1 Bedroom Unit
Elevation Type C

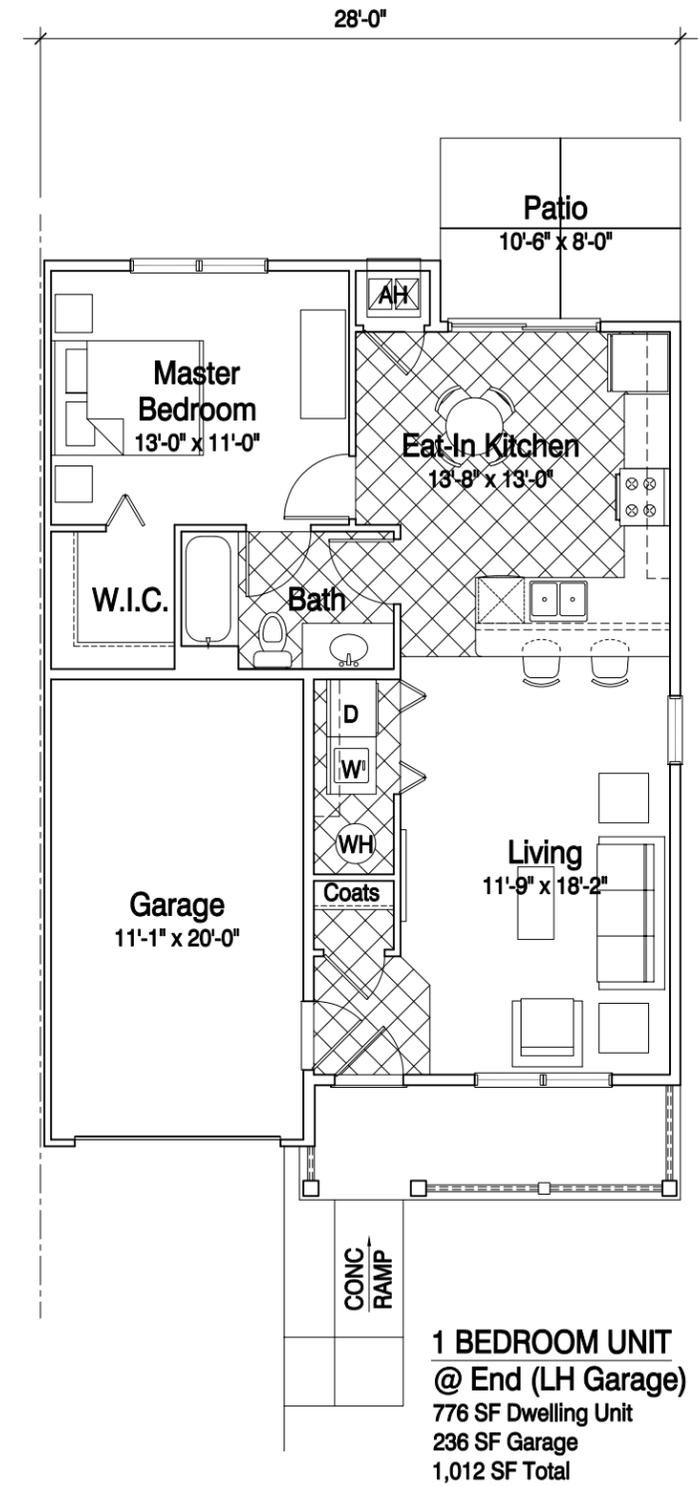
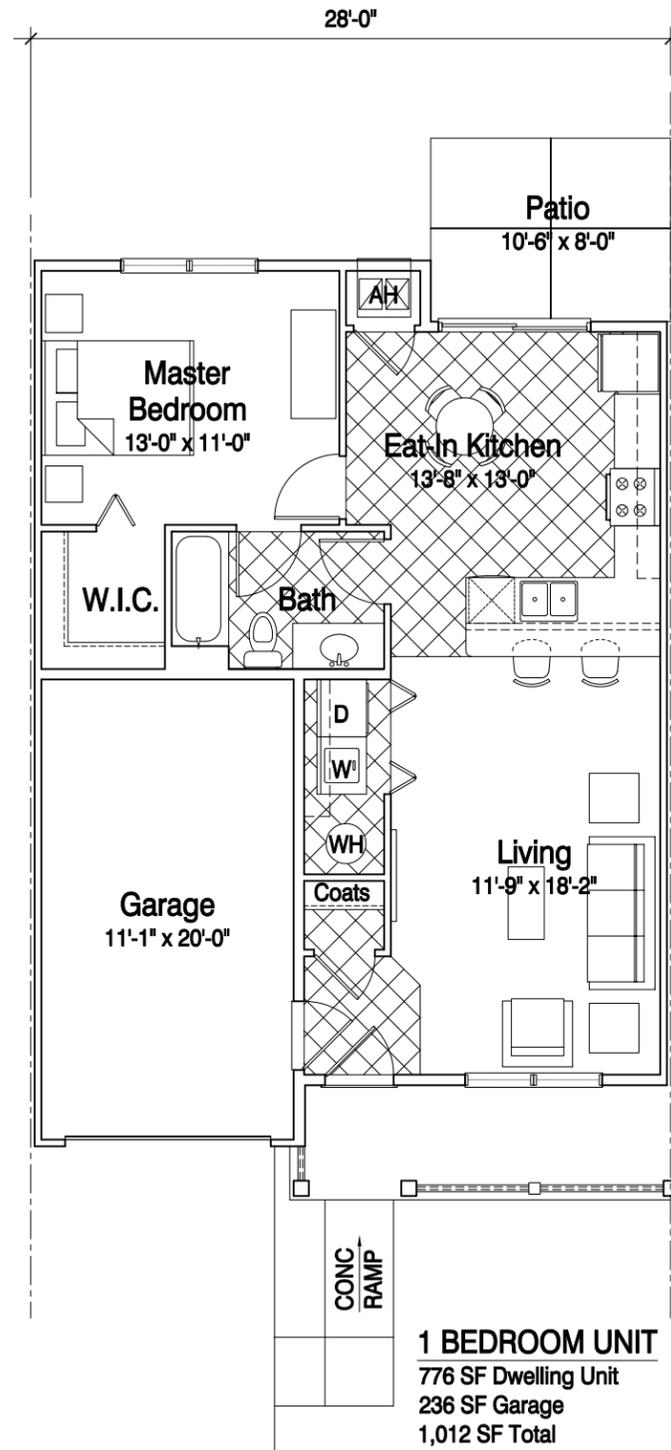
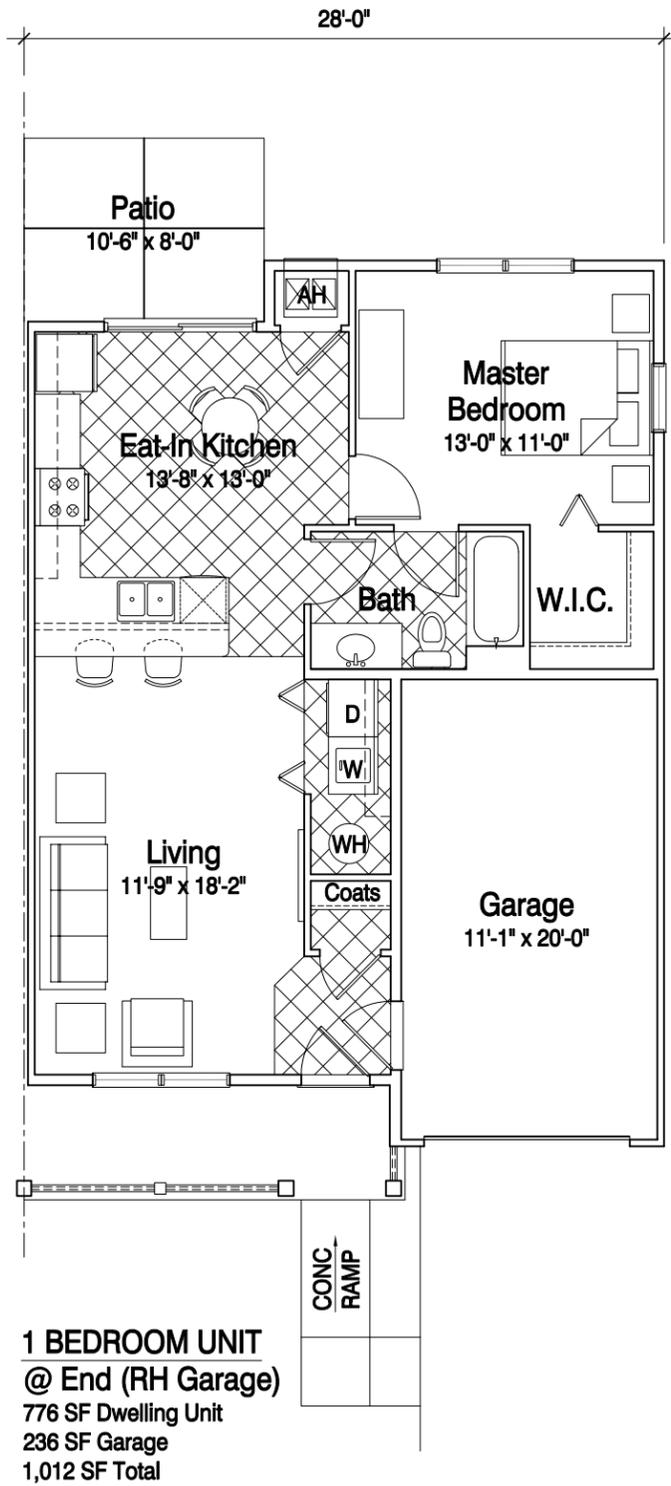
4 Unit Building Plan Assembly



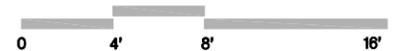


Typical 2 Bedroom Unit Plan





Typical 1 Bedroom Unit Plans





1 Bedroom Unit
Elevation Type C

1 Bedroom Unit
Elevation Type B

1 Bedroom Unit
Elevation Type A

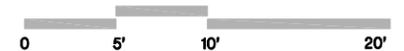
2 Bedroom Unit
Typ Elevation

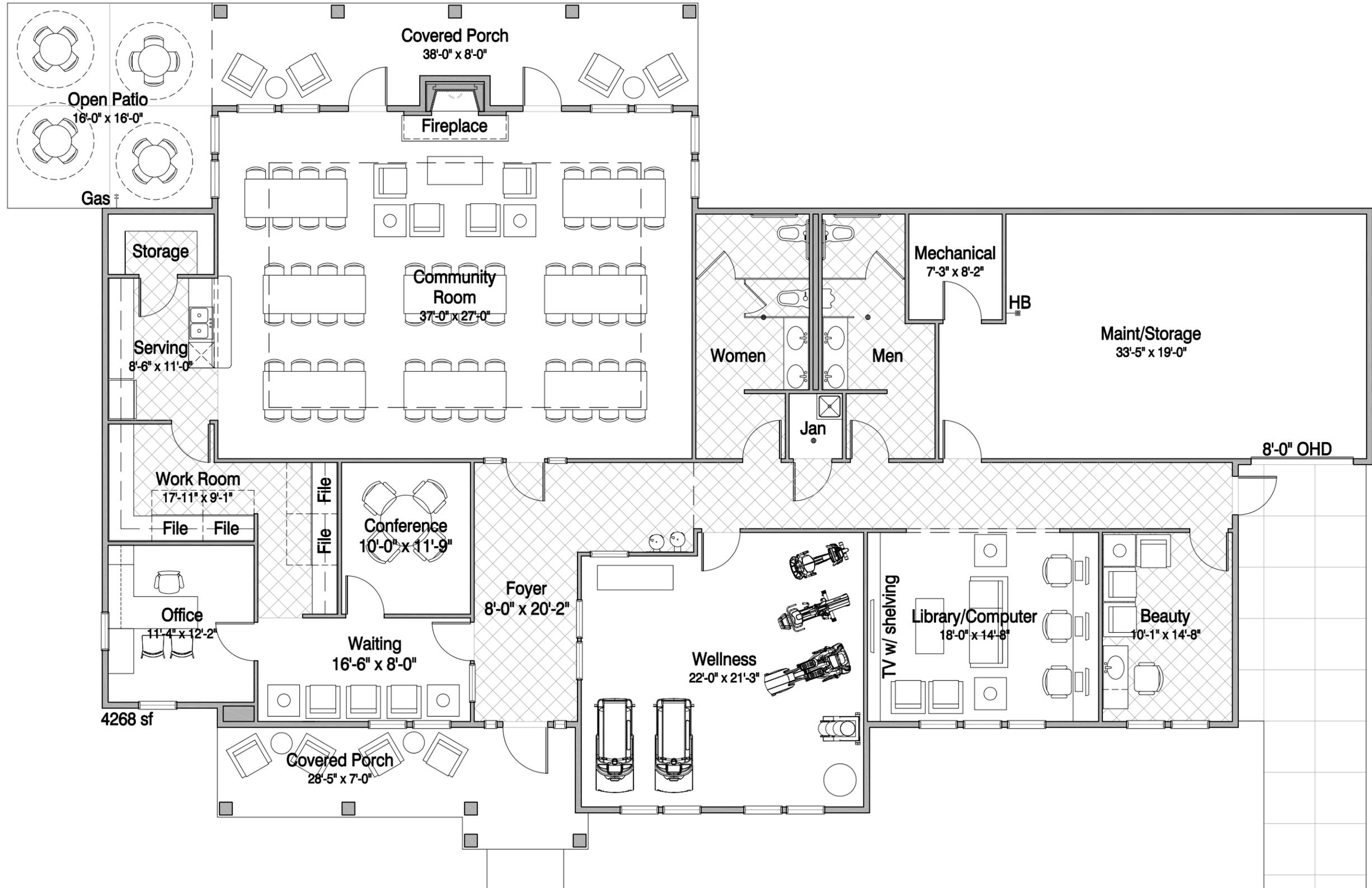
Rear Elevation



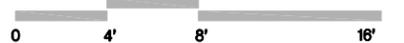
Left Side Elevation

4 Unit Building Elevation Assembly



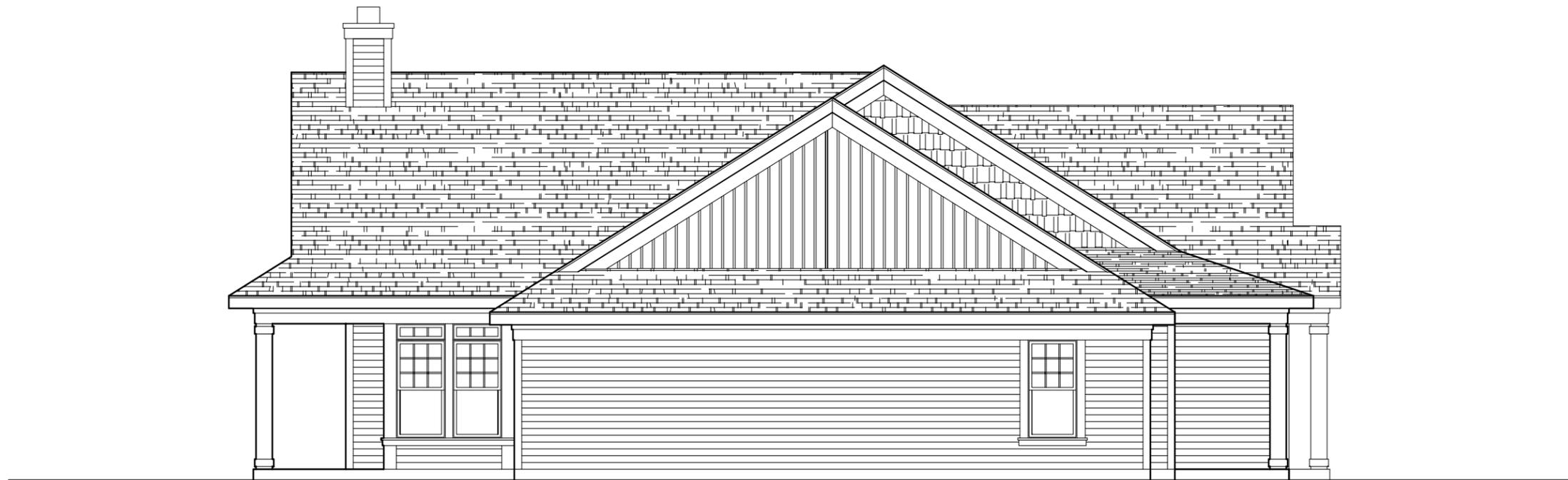


Clubhouse Plan





Rear Elevation



Left Side Elevation

Clubhouse

