



# Village of Hanover Park Administration

Municipal Building  
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**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 SPECIAL MEETING

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

Wednesday, October 24, 2012  
6:30 p.m.

### MINUTES

#### 1. CALL TO ORDER-ROLL CALL

Mayor Craig called the meeting to order at 6:30 p.m.

Roll Call:

PRESENT: Trustees Kemper, Cannon, Konstanzer, Zimel,  
Roberts, Trustee Kunkel - electronically

ABSENT: Trustees None

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

Clerk Corral noted a request was submitted from Trustee Kunkel to attend electronically.

No objections.

Trustee Kunkel electronically present.

#### 2. ACCEPTANCE OF AGENDA

Motion by Trustee Zimel, seconded by Trustee Roberts to accept the agenda.

Roll call:

AYES: Trustees Voice Vote; All Ayes

NAYS: Trustees None

ABSENT: Trustee: None

Mayor Craig thanked staff for all their hard work and effort in the previous months.

#### 4. DISCUSSION ITEMS

Village Manager, Juliana Maller, thanked the board for allowing the special meeting. Manager Maller noted that the board had directed staff to look at public financing and management of the development of Hanover Square Shopping Center and looking at how to eventually move the property into the private market.

Village Manager and staff briefed the board on Hanover Square current conditions and status of projects.

a. Hanover Square Current Conditions and Status of Projects

Village Planner, Katie Bowman, provided an update on the Old Shires restaurant. Planner Bowman, noted that Hanover Square property is being prepared for roof repairs. An RFQ is has gone out for a construction manager to work on white box build out as well as any other necessary remodeling. Planner Bowman, noted there has been a lot of maintenance done to the property. Tenant requests have been reviewed and continue to be worked on.

Questions were fielded and answered regarding tenants wanting the need for walls, heating and air conditioning repaired as well as bathrooms needing repairs. At this point the façade is not a deterrent.

Village Manager, Juliana Maller, briefed the board on the fund that was created for the Hanover Square Shopping Center.

Trustee Cannon requested that the Marketing Report be shared with board members via an email would be acceptable.

Assistant Finance Director, Kay Nees, briefed the board on the status of the TIF #3 and explained that the NuCare-Claremont facility was added to the tax roll in 2013. When this happens the total increase amount comes in on the second installment. Because of this during the 2012-2013 the Village received about \$250,000.00 in one month.

Village Manager, Juliana Maller, noted that there are currently three commitments to the TIF#3 with an animal hospital, Suburban Tire and NuCare.

Discussion was held on the four scenarios that were originally presented to the board in July 2012.

Trustee Cannon noted that going over the \$1.25 million would be to go over what is sustainable by the shopping center at which point the only option would be

financing. Village Manager, Juliana Maller, noted that the concern is that TIF#3 is not generating a lot of money and the Village would get into a situation where there is a debt obligation in the TIF#3 and the increment goes down, anything that the Village commits to the TIF#3 has to be backed by the General Fund.

Discussion was held on the new façade creating a \$400,000 yearly debt and the possibility of obtaining a line of credit.

b. Future Development of Hanover Square/North Side of Lake Street

Village Manager, Juliana Maller, questioned the board members if they are willing to broaden the focus of the RFQ and couple it with some or all of the property on the North side of Lake Street.

Trustee Cannon discussed the initial goal which was curb appeal.

Consensus was given to bring to the board a window of cost on an RFQ/RFP to include Hanover Square and other key available properties at the intersection of Lake Street and Barrington Road.

**7. 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 8:33 p.m.

Recorded and transcribed by:

Eira L. Corral  
Village Clerk

Minutes approved by President and Board of Trustees on this: 15th day of November, 2012.