



Village of Hanover Park Administration

Municipal Building
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hpil.org

Village President
Rodney S. Craig

Village Clerk
Eira L. Corral Sepúlveda

Trustees
James Kemper
Fanny Y. López Benítez
Herb Porter
Bob Prigge
Rick Roberts
Sharmin Shahjahan

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK

VILLAGE BOARD REGULAR MEETING 2121 Lake Street, Hanover Park, IL 60133

Thursday, June 20, 2019
7:00 p.m.

MINUTES

1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 7:00 p.m.

Roll Call:

PRESENT: Trustees: López Benítez, Prigge, Porter, Kemper

ABSENT: Trustee(s): Shahjahan, Roberts
Clerk: Corral Sepúlveda

Quorum established.

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

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Trustee Kemper and seconded by Trustee Prigge to accept the agenda.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts
ABSTENTION: None

Motion carried.

4. PUBLIC HEARING

a. Public Hearing – TIF #3

1. Motion to Open Public Hearing on TIF #3 by Trustee Kemper and seconded by Trustee Prigge.

Public Hearing Opened at 7:06 p.m.

President Craig described briefly the hearing item on the agenda under Public Hearing, Item 2.

Village Manager Maller introduced Mr. Geoff Dickenson, Sr. Vice President with SB Friedman Development Advisors.

2. Presentation

Mr. Geoff Dickinson spoke to the proposed amendment #1 to TIF #3 – Village Center Redevelopment Project Area Plan- provided background history, land use plans, the addition of parcels, extending the term of the TIF from 23 to 35 years, expected timelines, spoke to the lack of growth in EAV, noted that there had been no permitting activity within the last five years, and explained that there will be no impact on taxpayers.

Mr. Dickinson noted that the TIF district was created in 1999 and the decision at that time indicated that the district was eligible under State Law. He spoke to the purpose of the TIF and that the purpose of the amendment is to extend the duration of the TIF another twelve years.

Mr. Dickinson noted that the TIF does not have a direct effect on the individual taxpayers as it does not generate any additional or new tax rates. He explained that it simply takes what tax funds are already available and re-distributes the funds. Furthermore, that the TIF is a financial reallocation tool commonly used by municipalities to redevelop needed areas in their communities.

Mr. Dickinson spoke to the highlights of the changes proposed and noted that the Board has fourteen to ninety days after the close of this hearing for the adoption of the amendment.

Mr. Dickinson provided a presentation highlighting the areas within the TIF area, explained what qualifies under TIF funding, the projected land use and the expansion area by adding nineteen parcels of vacant land. He explained the EAV and the lack of growth in the parcels concerned and spoke to the timeline of the project, the plan of the project, and the goals and objectives.

3. Public Testimony/Questions

President Craig opened hearing for public questions.

Resident Michelle Driskell noted that she lives in the Church Street Station area and inquired as to taxes, as she feels that she is being taxed out of her home. She noted that her taxes reflect the highest amount for TIF allocation. She inquired on the plan for the TIF district as it relates to the types of businesses that will be established.

Mr. Dickinson responded to her questions and explained that the value of her property is decided by the County Assessor. He explained that only the allocation of her property taxes is flexible. That no increase in her taxes exist due to the TIF, and that her tax monies are only being re-allocated.

Attorney Paul explained that the assessed valuation to the TIF was frozen when it was created and reinforced that the tax funds are re-allocated and that there is no impact to the taxpayer as the tax rates do not increase.

Village Manager Maller also spoke to the resident's concern and noted that there is no plan for industrial development in the project. That the property adjacent to Ms. Driskell's residence, the Barrington and Lake area, is zoned for mixed use, which is for a combination of retail and residential

development.

Village Manager Maller also spoke to the burial of the overhead power-lines along Ontarioville Road and Devon, the new plaza area, and the improvements to Ontarioville Park. She noted that the former Liberty Street area is designated for a more pedestrian friendly environment with retail businesses and that when the current industrial business leaves their vacancy could be incorporated into a different use.

Resident Jose Perez asked what the projected plan would do to current residents, whose property sits in the TIF area. Specifically to those who live West of Ontarioville and Devon Avenue and the construction that will be taking place. Mr. Perez then asked if there are future plans to expand the current vision for the area.

Village Manager Maller addressed the question and noted that there is no current plan for the properties West of the park and that the construction should not have a negative residential impact in that area. She noted that although there are no current plans for that specific area, if, the vision for that area were to change in the future, the Village or a developer could approach the effected residents for the purchase of their property.

Resident Judy Polino asked if her property is within the TIF area, and if so, what would be the impact to her.

Mr. Dickinson addressed Ms. Polino and noted that her property is in the TIF area. Attorney Paul noted that the only impact to Ms. Polino is the extension of the TIF and nothing more. That the TIF would be extended by twelve years, and that on her tax bill, she will see that amount reflected as a segregated amount, just as it is currently reflected on her tax bill.

Village Manager Maller and staff reassured Ms. Polino and informed her that the area she resides in within the TIF will stay residential.

Mr. Walter Aguillon asked for confirmation of the land use plan for the area in which he resides and that it will remain residential.

Village Manager Maller answered in the affirmative.

Resident Susan Welsh expressed her concern regarding the car wash because it is directly behind her property. She noted that the noise from the vacuums and music from cars can be heard from 6:45 a.m. to 9:00 p.m.

Ms. Welsh asked the Board on why a car wash behind a residential property was determined to be a good idea. She expressed that her neighbor is also affected by the fluorescent lights and the noise from the vacuums.

Attorney Paul explained that the location was granted a special use for a car wash and that there was a public hearing before the special use was granted. Furthermore, he indicated that there were certain conditions that had to be met for the granting of the special use. These conditions were set in place to mitigate some the concerns that she mentioned.

It was suggested by Attorney Paul and Village Manager Maller that Economic and Community Director Govind follow up with Ms. Welsh regarding her concerns.

4. Board Questions and Input

Trustee López Benítez asked about benefits to residents. Her question was addressed by Mr. Dickinson, he noted that the project would create vitality around the train station area, improve infrastructure, create more household dwellings, and increase property values.

Village Manager Maller noted that residents want a downtown area. That plans included in the

project would include three properties to be torn down and turned into a plaza with a small entertainment area and that there would be improvements to the park and gazebo. She noted that the area, when completed, would provide a public space to bring the community together.

5. Discussion of TIF Ordinance's adoption date

Village Manager Maller noted that the adoption date would be fourteen to ninety days from the close of the hearing.

No further discussion.

6. Motion by Trustee Kemper and seconded by Trustee Prigge to close finally the public hearing.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts
ABSTENTION: None

Motion carried.

Hearing closed at 7:49 p.m.

5. PRESENTATIONS

Proclamation – Gay and Lesbian Pride Month

6. TOWNHALL SESSION

None

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes

7. VILLAGE PRESIDENT REPORT – RODNEY S. CRAIG

President Craig spoke to the upcoming US Conference of Mayors and his attendance. He noted that it will be held in Hawaii and that he will be paying for the expenses for him and his wife. He noted that they will be celebrating their fiftieth anniversary and that they will be staying an extra week after the conference to celebrate.

President Craig noted that he met with Congressman Raja Krishnamoorthi during his recent trip to Washington, D.C., and that they discussed the Western Access project.

Motion by Trustee Kemper and seconded by Trustee Prigge to approve Consent Agenda by Omnibus vote.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

No objections.

Motion carried.

All items marked with (C.A.) are considered routine and thus are on the Consent Agenda.

- 7-A.1
(C.A.)** Move to approve the minutes of the regular Board meeting of May 16, 2019.
- 7-A.2
(C.A.)** Motion to pass a Resolution approving a Second Lease Extension Agreement with MCI Communications Services, Inc
- 7-A.3
(C.A.)** Move to pass a Resolution authorizing the execution of an Intergovernmental Police Service Assistance Agreement to join the DuPage Metropolitan Emergency Response and Investigation Team (MERIT) and authorize the Village President to execute the necessary documents.
- 7-A.4
(C.A.)** Motion that the requirement for submitting fingerprints for history background checks be waived for approving the issuance of a Liquor License Class G and Live Entertainment License to the Village of Hanover Park for Corks & Crafts on September 28, 2019.
- 7-A.5
(C.A.)** Motion that the \$500.00 liquor license application fee and the \$ 25.00/day Liquor License Class G fee be waived for approving the issuance of a Liquor License Class G and Live Entertainment License to the Village of Hanover Park for Corks & Crafts on September 28, 2019.
- 7-A.6
(C.A.)** Move to approve the contract between Hanover Square LLC and Briggs Paving in the amount of \$25,995.97 for crackfill, sealcoating and striping the parking lot at the Hanover Square shopping center property and authorize the Village Manager to execute the necessary documents.
- 7-A.7
(C.A.)** Move to authorize the execution of the Immigrant Community Assistance Grant Agreement with the Secretary of State and authorize the Village Manager to execute the necessary documents.
- 7-A.8
(C.A.)** Motion to pass a Resolution authorizing acceptance of commitment and program funding agreement with the Illinois Housing Development Authority and to authorize the Village President to execute the necessary documents.
- 7-A.9
(C.A.)** Motion to approve an amendment to the contract for sidewalk, curb and gutter removal and replacement to Globe Construction Company by increasing the contract amount by \$27,582.80, for a total contract of \$232,027.80, and authorize the Village Manager to execute the necessary documents.
- 7-A.10
(C.A.)** Motion to award the 2019 Crack Routing & Sealing to Behm Pavement Maintenance in an amount not to exceed \$24,840 and authorize the Village Manager to execute the necessary documents.
- 7-A.11
(C.A.)** Motion to accept the lowest responsible bid and award a contract to L & T Painting, Inc. in an amount not to exceed \$256,900 for the painting and maintenance of the Schick Road Reservoir. Further, authorize the Village Manager to expend a contingency amount of up to \$12,845, for a total of \$269,745, and authorize the Village Manager to execute the necessary documents.
- 7-A.12
(C.A.)** Move to pass an Ordinance amending Chapter 38 of the Municipal Code of Hanover Park, to include updates to the DuPage County Stormwater Ordinance, updated FEMA Floodplain Maps, and eliminate conflicting or outdated regulations.
- 7-A.13
(C.A.)** Move to approve the payment to Tyler Technologies for Software Maintenance and Support in the amount of \$112,606.21 and authorize the Village Manager to execute the necessary documents.
- 7-A.14
(C.A.)** Motion to approve a contract with Omega III, LLC. to provide building demolition services for the structure located at 27W242 Ontarioville Road, in the amount of \$53,719. Further, authorize the Village Manager to expend a contingency amount of up to \$5,372, for a total of \$59,091, to cover any unforeseen issues and authorize the Village Manager to execute the necessary documents.
- 7-A.15
(C.A.)** Move to pass an Ordinance Increasing the Number of Class X Supplemental Liquor Licenses to Nine (Cookie A La Carte, Inc. DBA Olde Salem Cafe) in the Village Of Hanover Park.

7-A.16 (C.A.) Move to pass an Ordinance increasing the number of Class EF liquor licenses (El Toreo West, Inc.) in the Village of Hanover Park.

7-A.17 (C.A.) Motion to consent to the appointment of Melody Eback as a regular member on the Environmental Committee for a term ending on April 30, 2021.

7-A.18 Motion by Trustee Kemper and seconded by Trustee Prigge to pass an Ordinance Authorizing the Fourth Amendment to the Fiscal Year 2019 Budget of the Village of Hanover Park. *A two-thirds vote of the corporate authority is needed.*

No discussion.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper, Craig
NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

7-A.19 Motion by Trustee Kemper and seconded by Trustee Prigge to accept a proposal from SPACECO Inc. for the Construction Engineering Services for the Ontarioville Historic District Streetscape Improvements in the amount of \$345,000. Further, authorize the Village Manager to expend a contingency amount of up to \$20,000, for a total of \$365,000, and authorize the Village Manager to execute all necessary documents.

No discussion.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

Motion carried.

7-A.20 Motion by Trustee Kemper and seconded by Trustee Prigge to approve Warrant 6/20/2019 in the amount of \$489,541.50.

No questions.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

Motion carried.

7-A.21 Motion by Trustee Kemper and seconded by Trustee Prigge to approve Warrant Paid in Advance (5/31/19-6/14/19) in the amount of \$609,364.94.

No questions.

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper
NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

Motion carried.

8. VILLAGE MANAGER'S REPORT – JULIANA MALLER

a. Monthly Treasurer's Report – May 2019

Village Manager Maller spoke to the Monthly Treasurer's Report for May 2019 and offered to answer any questions.

Trustee Porter asked if there has been any noticeable difference between the previous bimonthly billing cycle in terms of shut offs and the newly implemented monthly billing cycle. Trustee Porter then asked as to what is offered, in terms of assistance, to the residents that are having problems.

Finance Director Navarrete noted that there is no noticeable difference. She indicated that a resident having problems in terms of payment of their bill due to high water usage, would be offered a payment plan option by the Village. That they are offered to split the amount due into two payments instead of one. In cases of extreme hardship, the Village refers them to organizations who can assist.

Village Manager Maller noted that the Finance Department staff does monitor for any anomalies in in accounts and that staff will reach out to a resident to inquire if there may be a reason for the discrepancy. For example, if they filled up a pool, they retained a new lawn service, or most often the cause: a leaking toilet. Staff attempts to reach out before a shut-off notice is sent.

Trustee Porter asked as to how those options are communicated to the resident or if it is incumbent upon the resident to reach out to the Village. He also inquired on the payment location options for residents that are not able to come into the Village during business hours and asked if that option is being utilized.

Finance Director Navarrete noted that a resident may call and say that they are having difficulty and request that the water not be shut off with the commitment that they will pay the following week. Staff then works with the resident to retain service to that account. She responded that the Pay-Near-Me option is a useful resource to those who would like to pay in the evening or during the weekend.

b. Strategic Plan Update

Village Manager Maller asked Fire Chief Haigh to provide a summary update.

Fire Chief Haigh noted that we run a three-year strategic plan and that we are a year and one-half into the existing strategic plan, as the Board approved and adopted, and that bi-annual updates are provided and that we are at the central point.

He noted that over-all the plan is moving extremely well. That all the plans are in the stages of being worked on or complete and that some are slated for completion during the next year and a half.

He noted that of all the strategic plans he has worked on for the Village over the last ten years, that we are in the best position with this one at this mid-year point and that the result is attributed to the team. He noted that we are in a good position moving forward with the upcoming budgets and that projection for completion is positive as it relates to the outcome in meeting our goals.

President Craig noted that a strategic plan is created and developed to provide direction to staff and what staff is evaluated against. He asked if Trustee López Benítez has had a chance to review the plan. Trustee López Benítez noted that she has had a chance to review the plan and that she noticed that a lot of progress has been made and thanks all for working so hard.

Village Manager Maller offered to answer any questions from the Board.

Trustee López Benítez asked about the translation service and was made aware of a budget line item for this service by Village Manager Maller. She asked as to what types of services will be provided and noted that she was informed, by Village Manager Maller, that services are provided via phone and video and will only be used if no bilingual staff is available to translate.

Deputy Village Manger Webb noted that the contract for this service has been signed and that perhaps by mid-July staff training can begin and the plan can be implemented. This plan falls under the Communications Plan within the Strategic Plan structure.

Deputy Village Manger Webb noted that the service provider is named Voiance and that it is the largest service provider of its kind in the United States. That this service provider has seven large call centers, that they provide translation for over two hundred languages and that they have a cell phone application that can be used in conjunction with the phone and video services which would benefit sign language speakers.

Trustee López Benítez expressed interest in having Board meetings translated for non-English speaking residents and maybe increase participation from those residents. She inquired on the use of social media to reach more residents and requested that Board meetings be live streamed on Face Book to reach interested residents and a younger audience.

Village Manager Maller noted that initially, as they were thinking about the Communication Plan, that the use of more social media platforms had been contemplated i.e., the use of Twitter, Instagram and Face Book, and also noted that there are challenges to the distribution and management of the various platforms.

Deputy Village Manager Webb noted concern about identifying what is a good fit for us and having the resources to manage the various platforms to provide quality results.

Trustee Porter brought up the issue of hacking, specifically the incident connected to the Riviera Beach IT breach. He asked that IT Director Gerstein provide a presentation providing a detailed explanation as to what measures we have in place to prevent such an incident here. He requested that IT Director Gerstein provide this information during an Executive Session meeting where all Board members can be in attendance.

c. FY'20 Budget Calendar

Village Manager Maller summarized the budget calendar and process and offered to answer any questions from the Board.

No questions.

8. VILLAGE CLERK'S REPORT – EIRA L. CORRAL SEPÚLVEDA

No report.

9. CORPORATION COUNSEL'S REPORT – BERNARD Z. PAUL

No report.

11. VILLAGE TRUSTEES REPORTS

11-A. FANNY LÓPEZ BENÍTEZ

Trustee López Benítez noted that she attended the DuPage Mayors and Managers Conference Workshop for New Elected Officials on June 8, 2019. She noted that she met with other newly elected officials and that she learned about their best practices and other things that they are doing in their Villages.

Trustee López Benítez noted that she may be attending the Historic Committee meeting on June 25, 2019 at 6:00 p.m.

Trustee López Benítez noted that, according to news sources, there is fear in immigrant communities due to President Trump's Twitter comments stating that ICE will be deporting immigrants and families. She noted that it was later confirmed by the Department of Homeland Security that people are distraught and fearful when this happens. Through her contact with several community advocates who work with immigrant communities, she recommended that the Village attempt to calm residents and ask them to not be afraid. The Village could also advise residents to be cautious and have a plan, but that the odds of millions of immigrants being deported within the timeframe of a week or a month is not probable. She noted that people should be informed and have knowledge about what their rights are, the protections available to them by law and realize that the State of Illinois is a sanctuary State.

Trustee López Benítez asked the Board if a workshop can be scheduled to discuss these protection laws that will have impact on our residents once they are implemented as well as to how they will be implemented in our Village. During this workshop perhaps a discussion can focus on how we can communicate to and educate our community on all the services and resources available to them as well as protection policies.

Village Manager Maller asked for direction from the Board noting that if this is something that the Board would like to do, and if so, to provide direction for a timeframe for a workshop to take place.

Trustee Kemper noted that perhaps a good time for the workshop would be once the laws are implemented so that we're aware of State Law and can move forward.

President Craig noted that he has spoken at Saint Ansgar Church and that the Hanover Park community has been a welcoming community for a long time. That Hanover Park is not part of immigration and that those concerns and things going on in Washington D.C. should not impact what we do in Hanover Park. He noted that a workshop can take place and noted that we need to be sensitive to the issues within our community by continuing to build a quality community. He noted that no one has been arrested in Hanover Park for immigration and that he thinks we're doing a good job.

Trustee López Benítez noted that this workshop can provide administration and staff a better understanding and a better position for direction and implementation.

Trustee Porter noted that there is much conversation amidst about immigration, policies and executive orders coming from Washington D.C. He noted that he is providing the Board a copy of a hand-out he received at a recent conference compiled by the PASO, West Suburban Action Group. The hand-out, entitled "Campaign For A Welcoming Illinois" brings to light the pro-immigrant Bills that have recently passed the Illinois General Assembly.

Trustee Porter agreed that holding a workshop would enlighten us and that we could share the information with our residents and community leaders who can then also share this information with a wider audience.

Attorney Paul asked if all the Bills listed on the hand-out referenced by Trustee Porter had been passed or only the Bills listed on the top half of the hand-out. Trustee Porter responded that all the Bills referenced on the hand-out had been passed by the Illinois General Assembly.

Attorney Paul noted the lack of clarity on whether the Bills had been passed and, also, signed into law.

Village Manager Maller asked that the Board forward her any information they have so that it can be compiled for the Board. She noted that she thinks having a workshop to educate all of us as to what has taken place and what may be forth-coming is beneficial. She asks that the workshop take place on the date of the first Board meeting in August.

Trustee Porter noted that holding a workshop without participation from our resident community would be futile. He notes that we would need to do extensive outreach to engage as many people as possible.

Discussion between Village Manager Maller, Trustee Porter, Trustee Kemper, and Mayor Craig on

scheduling a workshop for the board to build understanding and have that meeting be followed by a presentation to the community. August 1, 2019 was proposed as the date for the first workshop.

Trustee López Benítez offered to invite someone she knows, the Executive Director from PASO, who has been instrumental in the drafting of the Bills that were passed. That her expertise could be very valuable to the Village. Trustee López Benítez noted that by having the Director of PASO attend the workshop can provide an opportunity for a more detailed explanation of the Bills and answer any questions that we may have.

Trustee López Benítez spoke to the observation of Juneteenth Day and what it represents. She shared the following quote; “Juneteenth is a holiday or commemoration meant to celebrate the emancipation finally coming to a group of enslaved people in Galveston, Texas. It commemorates this group of slaves who learned that they had been emancipated months earlier. The holiday is meant to commemorate the emancipation of four million slaves but, in particular, a small handful who were not aware that emancipation had come some months earlier.”

Trustee López Benítez closed by wishing all a safe and happy 4th of July holiday.

11-B. SHARMIN SHAHJAHAN

Absent.

11-C. BOB PRIGGE

No report.

11-D. RICK ROBERTS

Absent

11-E. HERB PORTER

Trustee Porter noted that he passed out the information from Campaign for Illinois to the Board.

Trustee Porter noted that Juneteenth celebration has a long history in the black community. That for many in the black community it is the equivalent to an alternative to the July 4th celebration as it is a very joyous day in the African American community. He noted that he would like to coordinate an event with Sister Cities Committee to commemorate Juneteenth Day in 2020 and that he would like the budget to reflect provisions for the event.

Trustee Porter ended by wishing all a safe and happy 4th of July.

11-F. JAMES KEMPER

Trustee Kemper noted that he had no report but would like to wish all a happy 4th of July holiday.

12. EXECUTIVE SESSION

Motion by Trustee Kemper and seconded by Trustee Prigge to enter Executive Session, per the sections below, and not return to Open meeting

- a. Section 2(c)(11)- Litigation
- b. Section 2(c)(12) – Discussion of Claims with Intergovernmental Self Insurance Pool

Roll Call:

AYES: López Benítez, Prigge, Porter, Kemper

NAYS: None
ABSENT: Shahjahan, Roberts,
ABSTENTION: None

Motion carried.

13. ADJOURNMENT

Motion by Trustee Kemper and seconded by Trustee Prigge to adjourn.

Voice vote:

All Ayes.

Motion carried: Meeting adjourned at 8:43 P.M.

Recorded and Transcribed by Tish Clark, Deputy Village Clerk
Minutes approved by President and Board of Trustees on this: ___ day of August 2019.