



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Yasmeen Bankole
Liza Gutierrez
Syed Hussaini
James Kemper
Herb Porter
Bob Prigge

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION MEETING

**2121 Lake Street, Hanover Park, IL
Municipal Building, Room 214**

**Thursday, March 9, 2023
7:00 pm**

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ACCEPTANCE OF AGENDA**
- 4. TOWN HALL SESSION:** Persons wishing to address the public body must register prior to Call to Order. Public comment is limited to 5 minutes per speaker.
- 5. APPROVAL OF MINUTES:**
 - 5-a.** Minutes of February 13, 2023
- 6. DISCUSSION ITEMS**
 - 6-a. Public Hearing re:** A text amendment to the Hanover Park Zoning Ordinance, Sub-Section 110-9-4.9, to add a new paragraph d. that would restate, continue, and modify long standing regulations, requirements and prohibitions concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts
- 7. OLD BUSINESS:** none
- 8. NEW BUSINESS:** none
- 9. STAFF UPDATE**
- 10. ADJOURNMENT**



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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

**Village Hall, Room 214
Hanover Park IL**

**Monday, February 13, 2023
7:00 pm**

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:00 pm

PRESENT: Commissioners: Ray Alvarez, Chris Bjorkman, Tom Clark, Tom Fortney, Scot Neil, Theresa Palazzo, Chair Joe Serauskas

ABSENT: Commissioners: Helen Pazon, Vice Chair Pat Watkins

ALSO PRESENT: Mayor Craig, Trustee Hussaini, Director Govind, Planner Schwartz, Battalion Chief Capela, Admin. Sjodin

2. PLEDGE OF ALLEGIANCE: Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Neil and second by Commissioner Alvarez to accept the Agenda.

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

NAYS: None

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

5-a. Minutes of December 8, 2022 Regular Meeting (January meeting was cancelled) – Motion by Commissioner Clark and second by Commissioner Fortney to approve the Minutes

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

NAYS: None

Motion carried.

6. DISCUSSION ITEM:

6-a. Electric Vehicle (EV) Charging Stations

Planner Schwartz gave a request summary to discuss options for text amendments to make Hanover Park more “electric vehicle ready.” It was noted that the Village Code is neutral on EV charging and

staff is interested in promoting the use of electric vehicles (EV) and have not identified any significant barriers to EV chargers.

Planner Schwartz reviewed the three current types of EV charging stations:

- **Level 1** (120v) – universal chargers, use a standard outlet, simplest to use, do not require installation of new electrical wiring, slowest charger type, appropriate for in-home use but impractical for commercial
- **Level 2** (240v) – most common public charger, use a higher voltage outlet (240v), most homes and commercial properties have 240v lines to the building but installing a charge could require extra electrical work
- **Level 3** (480+v) – direct current, “superchargers” and fastest charging (can charge a car in 20-30 minutes), draw the most power, not all EVs can use these and no universal standards for the charging ports (so one auto maker’s chargers are often incompatible with another’s)

Planner Schwartz explained that the Village has a few ways it can promote electric vehicle charging infrastructure (EVCI) including:

- Install infrastructure on public property (Village Hall, Metra lot, streetlights on Village streets)
- Require developers or property owners to install infrastructure
- Provide incentives
- Adopt regulations streamlining the approval process

Planner Schwartz asked the Commission if they would like to encourage electric vehicle charging:

Commissioner Fortney commented that 220v in a garage is very common/standard

Commissioner Alvarez noted that EV has doubled over the last 3 years, so we should encourage it

Mayor Craig commented that there are financial incentives for being EV-ready

Commissioner Clark asked if the Village has adopted a revised electric code; Chief Capela replied that it has, along with the National Electric Code

Planner Schwartz commented that ComEd is not concerned about extra use on the electric grid

The Commission agreed that electric vehicle charging should be encouraged

Planner Schwartz reviewed possible different commercial uses: industrial, single-use commercial, office, and shopping centers (based on size)

Planner Schwartz asked the Commission if the Village should have different EVCI requirements for single-family, multi-family, and commercial uses:

Chair Serauskas commented that new construction should have EV-readiness available, but it should be up to the homeowner if they want to pay for it.

Commissioner Bjorkman questioned if we are encouraging EV-readiness or requiring it? Planner Schwartz replied that we want to ensure new development has the infrastructure needed.

Commissioner Clark commented that we should make EV-readiness available to facilitate development and availability, but we should not require it; let the market dictate what is needed.

Chair Serauskas commented that there should not be any requirements on existing homes, but new construction could possibly be required to be EV-ready.

Mayor Craig commented that requiring a developer to be EV-ready for every multi-family home may deter developers due to the extra cost.

Commissioners commented that 220v outlets could be required in garages of new construction

Commissioner Clark commented there should not be a requirement to put them in; the market is heading in that direction so it will dictate what becomes the norm.

Commissioner Bjorkman commented they should not be required in single-family or multi-family developments, but possibly in commercial developments.

The Commission agreed that there should not be any EV-ready requirements for single-family or multi-family homes, but EV-readiness should be required for commercial developments.

Planner Schwartz commented that we should be thinking about what types of commercial EV-readiness requirements should there be. He noted that regulations are changing quickly.

Director Govind commented that we can look at what other communities are doing; most are not requiring EV-readiness but have standards in place if a developer chooses to install charging stations in the parking lots of their developments.

Commissioner Neil commented that storages of EV batteries should be considered since they are highly flammable.

Planner Schwartz discussed possible screening and signage requirements. He asked if EV chargers should be required to be screened from public view, and if signage for EV chargers be permitted signage. Screening and signage requirements could be based on size, type or zoning:

The Commission agreed that screening should not be required, except for the larger mechanicals.

The Commission agreed there should not be signage requirements; they should be treated like gas pumps. Changeable copy signs should be considered a Special Use.

Chief Capela commented that permitting is very straightforward; it just needs to be standardized.

Planner Schwartz commented that staff will draft a more detailed recommendation to be presented at a future Development Commission meeting.

7. TOWNHALL SESSION: None

8. OLD BUSINESS (NON-ACTION ITEMS): None

9. NEW BUSINESS (NON-ACTION ITEMS): None

10. VILLAGE UPDATES FROM DIRECTOR GOVIND

Plans for the Thornton's gas station at Lake & Gary have been approved.

In response to Commissioner's concern re the former Long John Silver's building being still vacant and looking run-down, Dir. Govind noted that while some discussions have occurred with potential restaurant users, the taxes for the property are very high which is making it a challenge for a new ownership and use.

11. ADJOURNMENT:

Motion by Commissioner Clark and seconded by Commissioner Neil to adjourn the meeting.

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

NAYS: None

Motion carried: Meeting adjourned at 9:10 pm

Transcribed by:

Kathy Sjodin
Administrative Assistant
February 13, 2023

Chair Serauskas

Village of Hanover Park
Community & Economic Development Department



Hanover Park^{USA}

STAFF MEMORANDUM

TO: Chairman Serauskas & members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development

SUBJECT: **Public Hearing re: Zoning Ordinance Text Amendments to Sub-Section 110-9-4.9 Other use category, concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts.**

ACTION

REQUESTED: Recommend: Approval Disapproval Discussion

MEETING DATE: **March 9, 2023**

REQUEST SUMMARY:

The following is scheduled for a public hearing before the Development Commission at 7:00 p.m. on March 9, 2023 in Room 214 of the Municipal Building, 2121 Lake Street to consider a request by the President and Board of Trustees of the Village of Hanover Park for a public hearing concerning a text amendment to the Hanover Park Zoning Ordinance, Sub-Section 110-9-4.9- Other use category, to add a new paragraph d. to said sub-section. The new paragraph d. would restate, continue, and modify long standing regulations, requirements and prohibitions concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts.

BACKGROUND:

On August 4, 2022, the Village Board passed Ordinance O-22-25 approving a major text amendment to the Village of Hanover Park's Zoning Code, creating several new zoning districts in the "Village Center" area. The Development Commission held several meetings, discussions, open house and public hearing prior to making their recommendations for adoption. This was a significant undertaking with changes to land use, bulk, parking, density, and procedural requirements. The Village Board also approved Ordinance O-22-28 approving a map amendment rezoning numerous parcels within the Village Center area. Since the adoption of the text amendment, it was noted that the protection offered for the preservation of historic structures and the related requirements for maintaining the historic character of buildings and signage was inadvertently not included and needs to be restated. The Zoning Code still contains the description and related regulations for the H-Historic District, but the reference needs to

be restated within the Village Center Zoning Chapter. The proposed amendment would add a new paragraph d. to sub-section 110-9-4.9 Other use category, and would restate, continue, and modify long standing regulations, requirements and prohibitions concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts.

The Commission's recommendation will be forwarded to the Village Board for final action.

RECOMMENDATION

Hold the Public Hearing, adopt the draft Findings of Fact and Move to recommend approval of the zoning ordinance text amendment request.

ATTACHMENTS:

Exhibit. 1 - DRAFT Findings of Fact

Exhibit. 2 - DRAFT Article IX. Village Center (VC) Zoning Districts

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
VILLAGE CENTER TEXT AMENDMENT RE: HISTORIC BUILDINGS

I. Subject

Request for a text amendment to the Hanover Park Zoning Ordinance, Sub-Section 110-9-4.9- Other use category, to add a new paragraph d. to said sub-section, to restate, continue, and modify long standing regulations, requirements and prohibitions concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts.

II. Findings

On March 9, 2023, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning a text amendment. There were ___ members of the public that appeared and ___ letter(s) were filed.

The Development Commission has made the following findings regarding the request:

Text Amendments Standards for Approval

A. Compliance with the Hanover Park comprehensive plan

Approval of the text amendment is in conformance with the Comprehensive Plan. The Village of Hanover Park 2010 Comprehensive Plan recognizes that the Ontarioville area is 'relevant to the history and physical character of the Village Center, which should be preserved and enhanced as the basis for creating a unique "theme" for the core of the Village Center'. The Comprehensive Plan also recognizes an opportunity to have the Village Center as a destination place for the existing historic Ontarioville retail businesses and potential retail and arts expansion through architectural preservation, streetscape signage and place making. A Vision identified in the 2012 TOD Plan (an update to the 2010 Comprehensive Plan) was 'To reinforce Historic Ontarioville as the cultural and historic center of Hanover Park, including building preservation and adaptive reuse as appropriate'.

B. Public Interest.

The text amendment is in the public interest and is not solely for the interest of any applicant. It will enable continued preservation of buildings previously deemed historic.

C. Necessity of Amendment

The amendment is necessary as recognizing historic buildings promotes the educational, cultural and economic development, and general welfare of the community by fostering civic understanding and pride in the Village Center's history. The protection offered for the preservation of historic structures and the related requirements for maintaining the historic character of buildings and signage was inadvertently not included in the recent Village Center text amendment and needs to be restated.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request.

Amend Sec. 110-9.4.9 of Chapter 110 of the Municipal Code of Hanover Park as follows:

9.4.9. *Other use categories applicable to all Village Center (VC) zoning districts.*

* * * * *

d. **Historic Buildings.** The following regulations, requirements and prohibitions are applicable to historic buildings located in Village Center Core (VC-C) and Village Center Public & Institutional (VC-P) zoning districts.

For the purpose of this subparagraph d., a historic building has some kind of historic value connecting people in the present to the building through past events which warrants it being considered as an integral part of the Village Center. Buildings 75 years or older as of August 4, 2022, located in the Village Center Core (VC-C) and Village Center Public & Institutional (VC-P) zoning districts shall be presumed to be historic which may be rebutted. Recognizing historic buildings promotes the educational, cultural and economic development, and general welfare of the community by fostering civic understanding and pride in the Village Center's history.

1. *Procedure for development approval.* The zoning administrator shall review all building permit applications for significant alterations or minor exterior modifications within the Village for compliance with this subparagraph.

a. *Permits for a minor exterior modification.* Minor modifications shall include, but not be limited to the following:

- (1) Application or removal of paint from masonry or wood surfaces;
- (2) Addition, removal, or replacement of siding;
- (3) Addition, removal or replacement of window sash or window units;
- (4) Removal, replacement or repair of porch, window and door trim, and other decorative architectural elements;
- (5) Addition, removal, or replacement of window shutters;
- (6) Addition, removal, or replacement of awnings and canopies;
- (7) Addition, removal, or replacement of fences;
- (8) Addition, removal, or replacement of landscaping; and
- (9) Removal, replacement or addition of signs.

The zoning administrator shall, within 14 days following the receipt of a completed application for a permit for minor exterior modifications for a historic building may approve, deny, or approve with conditions the permit application. If the application for a permit is denied, the applicant may appeal to the village manager's designee within seven days.

b. *Permits for a significant alteration.* Improvements, construction, removal, or demolition other than minor exterior modifications shall require a permit for significant alteration. The zoning administrator shall,

within 14 working days following the receipt of a permit application for a significant alteration approve, approve with condition, or deny the application.

The applicant must meet all requirements for a building permit.

(1) Review criteria for a significant alteration. In making a determination whether to recommend approval, approval with conditions or denial of a permit for a significant alteration, the zoning administrator shall consider the purpose and intent of the (VC) districts and the building. The standards to be used by the zoning administrator in making their determination shall include, but not be limited to, the following:

- (a) The preservation or restoration of the significant original qualities or character of the property, structure or improvements, including, if significant, its landscaping.
- (b) The removal or alteration of any historic or distinctive architectural or landscape features.
- (c) The compatibility of the architectural style and design detailing of the proposed construction, or significant alteration, with the original architecture of the property or the exterior architectural character of other structures within the Village Center Districts..
- (d) The compatibility of the general design, arrangement, scale, texture or materials of the construction or alteration, with the historic, cultural, aesthetic or architectural and landscape values of significance in the Village Center Districts.
- (e) The relationship of the location of the construction, alteration, or removal to streets, public or semipublic ways and any other structures, property, or landscaping within the Village Center Districts.
- (f) Construction, alteration and demolition shall be allowed only in accordance with the following additional standards:
 - (i) Every reasonable effort shall be made to minimize the alteration of significant features of the property, structure or site, and its environment.
 - (ii) All property and structures shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
 - (iii) Changes which may have taken place in the course of time are evidence of the history and development of a property, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and preserved.
 - (iv) Distinctive stylistic features or examples of skilled craftsmanship which characterize a property, structure, or site shall be protected.
 - (v) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.

- (vi) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (vii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or abutting to, any project.
- (viii) Contemporary design for new construction, alterations, and additions to existing properties or structures shall not be discouraged when such construction, alterations, and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (ix) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

(2) Zoning administrator review process for a significant alteration.

- (a) If the zoning administrator finds that the work proposed in the application will comply with the review criteria in section 110-5.7.5(b)(1), the administrator shall issue a building permit for significant alteration.
- (b) The zoning administrator shall briefly state the reasons for the decision in writing and may recommend conditions to assure appropriateness of design, arrangement, texture, scale, material, color, location, landscaping, or other elements of appearance of the building, property, or structure involved.
- (c) If the zoning administrator finds that the proposed work does not meet the review criteria and that it will adversely affect or destroy any significant historic, cultural, aesthetic, or architectural feature or value of the structure or property within the Village Center Districts or is inappropriate or inconsistent with the guidelines, the zoning administrator shall deny the application.

2. *Appeals process. Initiation and processing.*

- a. An appeal may be taken to the president and board of trustees by the applicant aggrieved by the recommendations for denial or issuance of a permit for significant alteration within the Village Center Districts.
- b. The appeal shall be taken within 30 days following the recommendation of denial or issuance by the zoning administrator of an application for a significant alteration.
- c. The president and board of trustees shall fix a reasonable time for the hearing of the appeal and give due notice thereof to the parties and zoning administrator and decide the appeal within 30 days after the conclusion of its hearing. At the hearing, a party may appear in person or be represented by an attorney. The president and board of trustees may recommend to reverse or affirm, wholly or partly, or may modify the application and recommendation for denial or issuance of an application for a significant alteration.
- d. Decisions. All final decisions shall be accompanied by findings of facts specifying the reason or reasons for recommending the approval or denial of the appeal. The decision of the president and board of trustees thereon shall be final.

3. *Signs.* All signs for historic buildings shall be in accordance with [Section 6-10](#), *Permitted signs in the historic and limited office districts*, of the Municipal Code.
4. *Off-street parking and loading.* Parking and loading facilities shall be provided as required by [Section 110-9.6.2](#) of this chapter, except when the proposed erection and use of any new building or structure or the enlargement, rehabilitation, or increase in the capacity of any existing principal structure located in the Village Center Core (VC-C) District would result in practical difficulty or undue hardship in complying with the off-street parking and loading requirements as required by [Section 110-9.6.2](#) of this chapter, the president and board of trustees may, upon finding that such practical difficulty or undue hardship exists, allow as a condition for a building permit a contribution by the applicant to the village an amount of \$2,000.00 for each parking space and \$3,000.00 for each loading space not otherwise provided as required by this chapter. The method and time period required for payment shall be determined by the Village Manager. These funds shall be deposited in an account to provide for the acquisition, erection, construction, improvement, or installation of parking facilities or structures. The expenditure of such funds for said purposes may be made at the time and in the manner determined by the corporate authorities to best provide adequate off-street parking facilities for the Village Center Districts.

DRAFT