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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – PUBLIC HEARING

Village Hall, Room 214
2121 W. Lake Street, Hanover Park IL

Thursday, June 9, 2022
7:01 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Vice Chair Watkins called the meeting to order at 7:01 pm

PRESENT: Commissioners: Alvarez, Clark, Fortney, Palazzo, Pazon, Vargas, Watkins

ABSENT: Commissioners: Fortney, Neil, Serauskas

ALSO PRESENT: Director Govind, Planner Rasmussen, Associate Planner Schwartz, Village Attorney Bernie Paul, Trustee Hussaini, Admin. Sjodin, Consultant Leslie Oberholtzer

Quorum established.

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

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

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

Motion by Commissioner Alvarez and second by Commissioner Clark to accept the Minutes of May 12, 2022.

Motion carried.

6. ACTION ITEM:

6-a. Public Hearing – Village Center Zoning

Motion by Commissioner Alvarez, second by Commissioner Clark to open the Public Hearing.

Roll Call:

AYES: Alvarez, Clark, Palazzo, Pazon, Vargas, Watkins

NAYS: None

ABSENT: Fortney, Neil, Serauskas

ABSTENTION: None

Motion carried.

Chair Pro-Tem Watkins announced that hearing procedures are on a sign-in sheet available on the sign-in table. He read the Statement of Purpose of the hearing. He also emphasized that the new proposed zoning districts are significantly different than the current zoning districts concerning the affected properties.

Attorney Paul made opening remarks regarding the standards for approval. He commented that rezoning a portion of the Village is serious and needs serious consideration. He noted that the requirements and considerations for rezoning include:

- Due allowance for existing conditions
- Conserving property values
- Should foster development for the Village's best advantage
- Uses for which the property is devoted need to be considered

This means there are factors that courts look at (and often refer to the LaSalle National Bank case) when reviewing factors including:

- Existing uses and zoning of nearby properties
- The extent to which property values are diminished by the proposed rezoning
- If property values are decreased, we must look at the benefit to the Village at large
- The gain to the public vs. any hardship to the property owner
- The suitability of property for the proposed zoned proposals
- Length of time the property has been vacant as it is zoned

Additionally, there are also additional considerations:

- the community need for the new zoning uses
- the care that the community has taken to plan its land use development - in other words, changing zoning should not be a spontaneous decision
- Provisions must be made for the lawful non-conforming uses that exist

Attorney Paul concluded his opening remarks.

Chair Pro-Tem Watkins reminded anyone present who wish to speak later to fill out the Request to Speak forms. He also noted that the Commission is made up of Hanover Park residents, so they have the same interest as those present and concerned have.

Director Govind thanked everyone for attending and presented what is happening tonight at this Public Hearing. She emphasized that this is NOT a development proposal. It is a proposal to make two changes to the zoning code: a text amendment, and a zoning map amendment. Director Govind explained zoning regulations and said that any lawful existing uses will not be affected by the proposed new zoning - only if a property is redeveloped will the new zoning rules apply. Zoning regulations pertain to use of land, how far a building should be set back, the height/bulk of a building, the number of parking spaces a use should have, etc. Director Govind noted that there is an area being defined as the "Village Center" and stated that in the notice they received via a certified letter, a map showing the boundaries was included. She explained that certified letters were sent to those that own property and pay taxes inside the boundaries as well as anyone within 250 feet of the boundaries.

Director Govind explained that the Development Commission will review the proposed changes and will take any public input into consideration. After the Public Hearing is closed, the commission will discuss and make a recommendation to the Village Board who will also discuss the issue and make a decision. She indicated that the draft code was put online and noted that copies have been available at the counters within the Village Hall.

Chair Pro-Tem Watkins asked for an introduction of the Public Notice beginning with the certified letters (green cards).

Director Govind showed a copy of the Public Hearing Notice that was published in the Daily Herald and noted that it was also sent via certified mail to anyone owning property within the Village Center boundaries as well as anyone within 250 feet of the boundaries. She noted that the last it was checked, about 300 letters were picked up and 20 letters were not picked up and returned to the Village. There were about 500 letters in total mailed.

The certified letter green cards were submitted into record.

Chair Pro-Tem Watkins proceeded to swear in all the witnesses including Director Govind, Consultant Leslie Oberholtzer, and Attorney Paul.

The Village began presenting its case with Director Govind first giving background on how the process was first started and said that Village Center planning has been “in the works” for a long time. Hanover Park has lacked a proper downtown area and for the past 10+ years, creating a well-planned, trans-oriented mixed-use, compact downtown has been the Village’s vision in the 2010 comprehensive plan. Director Govind reviewed the various studies that have been undertaken over the past 10 years to revitalize the area:

- 2012 – the Village adopted the Hanover Park Village Center Trans-Oriented Development Plan
- 2017 – the TOD plan was updated after input from area businesses and property owners, transit agencies, and residents at large.
- 2018 – recommendations to acquire key parcels and bury overhead utilities were implemented and streetscape improvements were designed. The TIF District was amended and extended by 12 years.
- 2018-2019 – community meetings were held to discuss the streetscape design concepts and to get feedback from business and property owners.
- 2020 – the streetscape improvements were constructed in phases. The Village received a grant via CMAP and RTA to assist in drafting changes to the Comprehensive Zoning Ordinance.
- 2021 – Consultant Leslie Oberholtzer of Codametrics was hired (paid for by the grant) to draft changes to the Village’s Comprehensive Zoning Ordinance to enable the vision for the Village Center. On June 23rd a ribbon cutting was held for the newly designed civic space.
- 2021-2022 – the Development Commission held a series of workshops regarding the creation of new zoning districts
- 2022 – following feedback from the Commission a draft document was prepared and an Open House was held on February 17th. Feedback from the open house was incorporated into the final draft.

Director Govind explained that the current zoning code is not very conducive to the Village’s long-term vision. She stressed zoning is a tool to allow the vision to become implemented. The new code will guide on how vacant land can be developed by any potential developers. It will state what type of materials may be used in new construction, along with other requirements in order to ensure good design.

Director Govind stated that the major goals are to instill a sense of place, to encourage connectivity and walkability, and to enable mixed-use development.

Director Govind then explained the key differences between the existing code and the proposed code:

In the proposed code, design and building requirements are very detailed including what types of materials are allowed to be used. It creates predictability and focuses on building form and requires facades to be made of more than one material and to have shadow lines not be just flat surfaces. There are standards for parking, landscaping, signage, and storefront design. She stated again that the new zoning will not require any current business or property owners to change anything that is legal; they can continue to use their property the way it is today. Only if they decide to develop their property will the new zoning regulations apply.

Consultant Leslie Oberholtzer from Codametrics introduced herself and said she has been doing this type of zoning code for about 15 years. She has learned that we can actually write rules that can get us better designs in communities. One of her codes she wrote in New England won an award. She writes about 6-10 zoning codes each year.

Ms. Oberholtzer commented that they looked at all the planning work that had been done and noted that nothing was replanned – they took on all the goals and objectives defined in the plans and “folded” them into the new zoning code. She then defined zoning and showed what the existing code is and then showed what the new code will look like. Two main components of zoning are use and building form, and zoning implements plans incrementally. She displayed the current zoning map and said that the current zoning does not support the vision in the new plan to be implemented. Leslie also repeated that any existing lawful non-conforming property can continue doing business as they currently are; only if the property is redeveloped will it need to conform to the new code. She then briefly reviewed the Article IV Review Procedures. The Planned Unit Development process was explained and defined. She also noted that in Hanover Park, PUDs were written and focused mainly on open spaces and flexibility, as most are across the country. PUDs are a negotiated process and are flexible to allow for new developments and designs to come in and be negotiated while also providing for more open space. However, this process involves a lot of back and forth with the developer and can be expensive for them. What we want to do is to create a new set of zoning districts that create a higher level of predictability that what the PUD process gives.

Ms. Oberholtzer stated that this means we plan to write a set of zoning districts that will put physical form at the forefront which will result in higher quality, walkability and create a sense of “place.” Pathways from the developments will be made more interesting and comfortable to use and as safe as possible. We will see buildings closer to the street and walkways so pedestrians can be more interactive with store fronts. This means that we will put a lot of focus on the “face” of the buildings to make them as appealing and high quality as possible.

Ms. Oberholtzer reviewed the different sections of the new zoning code in Chapter 110 where we will be adding a new article – Article 9 which has 8 sections:

She noted Section 1 is the overview and states the intent of the new code – to give a sense of place, create mixed-use and walkable developments, and it also outlines the new zoning districts:

- VC-C is Village Center-Core
- VC-R is Village Center-Residential
- VC-N is Village Center-Neighborhood mix
- VC-P is Village Center-Public & Institutional

She also noted that any parcel that is 3 or more acres requires a Master Plan Development (PUD) which will require full streets with streetscapes, sidewalks, street trees and small open spaces throughout.

She then reviewed the allowed building types that will be allowed in each zone:

- General building – apartments, with allowance for storefront
- Row building – townhouses or rowhouses
- Yard building – single family homes or historic buildings converted into commercial
- Civic building – municipal, churches, museums, libraries

Ms. Oberholtzer stated that each building type has a set of pages in the code that indicates requirements for building design, siding, size, height, uses, street facades and roofs. She noted that in the site design portion, streetscape and new minimum parking requirements are included. For a studio or one bedroom, 1.25 parking spaces, 2 bedrooms = 2 spaces, and 3 bedroom = 3 spaces. This is to ensure that “overparking” is not created since it considered a transit-oriented development (TOD).

The Master Plan Development approval process was also reviewed. For property under 3 acres, the approval process will remain the way it is, except that there are 2 relief processes “folded in” to give relief from all the regulations:

- **Minor Exceptions** – meaning if anything is 10% or up to 5 feet of a change in dimensions required in the regulations, a developer can ask for a minor exception to be approved by staff.
- **Design Exceptions** – such as if a new building material becomes available that is not on the list of regulations, a developer can propose using that material, and the Development Commission would need to approve it to be recommended to the Board.

Leslie Oberholtzer had no additional comments.

Chair Pro-Tem Watkins asked if there was anything the Commission wanted to ask staff.

Commissioner Clark asked for one or two examples of “minor exceptions.” Leslie gave the example of if the build-to zone is between 5-15 feet and the developer wanted to do 4.5-15 feet, which is a 10% difference (and not more than 5 feet), that could be approved by staff. Another example she gave was allowing a driveway to be installed off a primary street if a non-primary street was not available.

Commissioner Alvarez asked how does the text amendment address lawful, non-conforming conditions that may exist? Leslie replied that we have not changed the non-conforming language in the current code, so it would be allowed to be continued as-is until the property was to be redeveloped.

Commissioner Alvarez also asked for the definition of “redevelop.” Leslie replied if a property is completely redeveloped or had a major renovation.

Attorney Paul added that there are two kinds of non-conforming uses: a lawful, non-conforming use – meaning when the use was begun it was in compliance with the building and zoning codes of the municipality. Those are the uses that would be protected with the new zoning code. Then there is an unlawful non-conforming use which is a use that was not authorized by the zoning code at the time it was begun or a building that was not in compliance with the codes when it was begun. These uses would not be protected with the new zoning code.

Chair Pro-Tem Watkins noted that we have not touched the non-conforming provision of the existing code with these changes or amendments. Leslie said we have added to it because the building type regulations are so specific that if someone were to renovate based on the building types, then there is an allowance that discusses what would need to be considered.

Commissioner Clark clarified that if a building owner needed to do a replacement, they would be able to do a like-to-like replacement OR they could follow the new Village Center coding. Leslie confirmed and said that we would of course want building owners to maintain and repair their buildings. But if they were to add a window (versus replace), they would need to follow the new code.

Commissioner Alvarez asked what is the expected impact of the new zoning on property values in the Village and the gain to the public? Director Govind replied that in the current code it says that if there is an amendment to the code or zoning, it needs to meet the Standards of Review. With the new code, the requirements of good design will generally increase property values in the area. It also allows for reliability for all properties to see that all future properties must follow the new code which will result in good, quality designs.

Commission Alvarez also asked how the new proposed parking requirements compare to similar TODs elsewhere. Leslie answered that in some other TODs the standard parking requirement for a two bedroom is about 1.8 spaces and are usually lower than what we are proposing here and higher than most TODs. We are proposing 1.25 spaces for a one bedroom, 2 for a two bedroom.

Chair Pro-Tem Watkins opened the Public Hearing and began by swearing in all who wished to speak at some point during the hearing, and requested they bring the Request to Speak form up to the podium with them.

Michael Woitel of 6211 Church Road – noted that his property is currently a business and rezoning will transform it into residential only. He wants to know what that means for his property and his business– will he be grandfathered in? Will he have different taxes to pay? What if he is not the one who wants to do the redeveloping – what if it is the township that wants to? Are there plans for eminent domain? What if he needs to get a permit to fix something or to put up a fence or paving the driveway?

Director Govind commented: it would become a legally non-conforming use and nothing is changing and there are not any new requirements. Eminent domain-related acquisitions of any properties is not an issue. Maintenance for legally non-conforming uses is encouraged and the normal permitting process still applies. This text amendment does not require him to make any changes. Only if he redevelops his property will the new zoning rules apply.

Kevin Huang of 6510 Lilac Blvd (in Church Street Station) – his property overlooks an open grassy field. The area is very quiet and family oriented. He is concerned changing zoning may lower his home's value along with all of the other homes in the area. The development will result in years of active construction which will lower his property value. The construction noise will be an issue also.

Director Govind commented: the open grassy area was part of a phased project in Church Street Station. Two areas were developed and this remaining area which is 8 acres is owned by a private sector owner. It was always expected that it would be developed – it was not intended to stay as open space. There have been concept plans in the past that were brought it. One project was for 3 buildings, six stories each that were proposed and approved, but it never went through. The land is privately owned and has always been zoned for mixed-use multi-family and commercial. A property owner has the right to develop their property. What is changing is the zoning classification which includes the materials, bulk and setback requirements in the new code.

Jennifer Becker of 915 Shorewood Drive, Bartlett – She said that she lives in Bartlett but is in Hanover Township. Her property backs up to “wetlands” behind the farmer's land. She has a beautiful open view but backs up to property owned by IDOT. It appears that the area is going to change to residential or is the Elgin-O'Hare expansion still going to proceed through the area? Will the wetland areas be protected?

Director Govind commented: the zoning and text amendment plans do not change any of IDOT's plans. IDOT's long-range plans are that Elgin-O'Hare/IL-390 is to be extended but not as a highway through this area. It would be an access-controlled roadway once IDOT has the funds to construct the roadway. No formal development application has come in and no construction could be done within the IDOT right-of-way without their approval. She also commented that wetlands have their own regulations. Any proposed plans would need approval from several environmental agencies and they would determine if they are critical or regulatory wetlands and how much could be disturbed, if at all.

Katherine LoMastro of 992 Longford Road, Bartlett – She stated her property backs up to the same wetlands as the previous speaker and they also enjoy the views and wildlife. She wants to know what the environment impact will be to wildlife if trees are removed.

Director Govind repeated the proposed amendment is not a development proposal. It is a guideline for any future development, and if there are development proposals in the future, they will have to go through the proper steps for approval. Every property has development rights and just because it is open space today does not mean it will never get developed at some point in the future, unless they are protected by some covenants for open space.

Chair Pro-Tem Watkins commented that the area is currently zoned as BP-Industrial. The new zoning would make it residential. Someone has always owned it but it just has never been developed. The environmental aspects (wetlands) are protected by ordinances that we have but the open land can be developed by right.

Ms. LoMastro then asked how the rezoning of this area which is in Hanover Park benefit Bartlett residents in Wayne Township regarding property values and property taxes? At any time she and her neighbors could end up looking at the back of a storage facility or another car wash that is certainly not needed on Lake Street. Ontarioville Road is a two-lane road and by allowing development there will be many more cars and traffic and the result will be her property values will go down.

Pro-Tem Watkins reiterated what Ms. LoMastro said in simpler terms: how will any development in Hanover Park benefit residents outside of Hanover Park, who are paying Bartlett taxes for example. He also noted that the property has always had the potential to be developed, but with the proposed zoning instead of looking at industrial buildings she is more likely to see residential homes.

Attorney Paul commented that each piece of property is considered unique, so the effects of any development will be different for each parcel. A business use could have a positive or negative effect on her property, just as a residential use. There are no guarantees that there will be a financial gain. Since she does not own the open land, she does not have any control over what becomes of it.

Ms. LoMastro asked what the timeline is for the zoning approval process.

Director Govind stated that tonight is the Public Hearing to get comments from residents and business owners. After tonight, the Development Commission's recommendation will go to the Village Board. It will probably go to the Village Board in August once the ordinance is drafted. She noted that the Village's website can be used to see what any updates are with upcoming meetings.

Caroline Crebo of 994 Longford Road, Bartlett – said her view could become houses versus the wetlands and open land view she currently has which is one of the reasons they bought their home. Her home is just south of where the new residential zone would be. What is the benefit of redevelopment to her?

Director Govind commented: Again, property owners have development rights. It is an 85-acre property with part of it being wetlands. If it is redeveloped, any areas that are critical or regulatory wetlands might remain that way, but the rest can be redeveloped by right. Any environmentally protected areas will remain protected. The property owner will have to have a survey done to see exactly where the wetlands are. But at some point in the future, it could be expected to be developed.

Ms. Crebo then asked if IDOT builds the 390-extension, will the new development know about the plans before new homes are built? Will potential new homeowners know there may be a four-lane highway cutting through the residential area?

Director Govind noted that the new IL 390 has been in the works for decades. The plan is for it not to be a large highway but more of an at-grade roadway, divided median with landscape in the middle.

Ms. Crebo asked where the taxes from the new homes will go? Her kids would be going to Hanover Park and Streamwood schools so it should also benefit them.

Pro-Tem Watkins commented that the school taxes will go to school district U-46.

Greg Wojak of 1879 Aspen Drive – commented that the rezoning would affect his backyard view. He moved to Hanover Park 25 years ago to escape the city and noise. He says rezoning will affect his backyard view and will open the doors to attract businesses and bring the city to his backyard. He understands that property values will increase, but so will property taxes. Even though he knows the Village is looking to increase revenue, the rezoning may make it impossible for him to afford his real estate taxes. He likes the country sounds and smells and would like to leave the property the way it is.

Director Govind commented: the 7.4 acres of land in his backyard is currently zoned commercial. The proposed zoning is for mixed-residential, which would be a better transition between his property and Lake Street. The new code is not proposing a new development, it is just trying to guide what any new development would look like.

Mr. Wojak commented that the little cornfield has been there for 25 years and nobody has wanted it. With the new zoning, it will most likely be built on and property taxes will increase.

Michael Woital of 6211 Church Street – he said he knows he can continue to operate his business as is, but can he sell his property to another business even if he is legally non-conforming? Also, are there any plans to do studies on tax revenue generation and property values with the new zoning?

Director Govind commented that a property owner may sell his property if it is legally non-conforming; if the new owner redevelops the property, they need to then follow the new zoning requirements. She also noted that the Village typically does not conduct a market study of the economic impact for a proposed development project although developers do when required.

Attorney Paul commented that developers are typically not required to do a market study. If they are receiving TIF assistance, the Village may be able to ask for it. Generally larger annexation agreements require them.

Commissioner Clark directed a question to Consultant Oberholtzer: with her experience in rezoning in other areas of the country, regarding concerns about increasing property taxes, has this topic been an issue also? How was it handled? There are legitimate concerns for residents who have been in Hanover Park for a long time – they would want to know how much their property taxes are going to increase. Development is generally good & expected but the impact on long-term residents should be considered.

Consultant Oberholtzer commented that the use of higher quality construction materials and the fact that it allows for more of a mix of housing type does increase property values and affordability, but there is not really a way to predict how property taxes will be affected. She cannot speak to how much of an impact to property taxes for existing homeowners a development will have. Change occurs in any location and property values are affected which cannot be avoided.

Chair Pro-Tem Watkins commented that this gets into how assessments are figured and how the tax law works which is outside of our control. There are too many variables to know or forecast taxes.

Greg Piatek of 27W465 & 431 Devon Avenue – would like to request that these two properties (which he owns) on the south side of Devon that are proposed to be rezoned to VC-C Mixed-Use Core to be changed to VC-R - Mixed residential. He would like to be able to build townhomes on the two parcels.

Director Govind commented that currently there is a single-family home and adjacent to it is a one-acre vacant lot. The 2018 plan that was done for Village Center shows that townhomes have been proposed for this location. Mr. Piatek had brought in a proposal last week since he is ready to develop these two lots.

Chair Pro-Tem Watkins clarified that Mr. Piatek already has submitted plans to develop the lots into townhomes which will conflict with the new zoning. He would like to keep these two lots as residential in the new zoning amendment. He then asked if anyone had any additional questions.

Katherine LoMastro asked why some of the areas cannot just be left open and not rezoned? Is it necessary to change the zoning and try to compact so much development into such a small area? Is it possible to rezone this area to include more open space?

Director Govind commented that we are not trying to compact all development into one area. She noted we need to compare what the area is already zoned, which is BP/industrial. She stated that every property in every incorporated city or village is zoned for something, and every property owner has the right to develop their property in accordance with what the zoning allows - unless a property is zoned for forest preserve/open space.

Attorney Paul commented that someone owns this parcel. They have the right to develop the property or sell it to another party to develop it. If she wants that property to remain open space, she would need to buy the property. The new code will make the property zoned as residential, which is better than industrial as far as views are concerned.

Chair Pro-Tem Watkins commented that we have Lake Street, Barrington Road and Metra. We are trying to build a “core” around Metra. Currently Hanover Park is full of endless neighborhoods and there

is not a central place for a sense of community. Other communities have also begun to build up their town centers as TODs.

Director Govind briefly explained that in zoning, a parcel that is all one color does not mean that all the square footage of that lot needs to be covered with structures. The color just shows what use is allowed on that lot. The new code will require more green space than the current code, along with stormwater requirements. There are limits on the amount of non-porous surfaces that are allowed, and certain amounts of green spaces are required. The new code will require developers to show us where their green space will be, how it will be used, and how will it be connected so that people can walk easily from one place to another.

Chair Pro-Tem Watkins asked if there were any further questions and there were none. He then asked if the Development Commission had any further questions or comments.

Commissioner Clark stated that he had some concerns about the code itself. His concern is about building height (on page 29) – it appears that the maximum height that will be allowed is 5.5 stories in Village Center, which will be a 66-foot building. He feels that a maximum height of 4.5 stories would be more attractive. He also states that it appears that drive-throughs will be allowed on the periphery of the Village Center.

Director Govind stated that drive throughs will be allowed, but they are a Special Use so will need to be approved. She commented that we had surveyed several communities and showed many examples of different possibilities and the Development Commission had voted to allow 5.5 story buildings in the Village Center Core district. There were one or two votes that wanted something a little smaller but the majority vote was to allow a maximum of 5.5 stories to be permissible. A developer will have to abide by the 84 page-Village Center zoning requirements and design requirements including materials, layout, windows, entrances, parking, green space and other regulations.

Chair Pro-Tem Watkins also commented that the vote was split, and the majority of the Commissioners agreed to allow up to 5.5 stories.

Commissioner Palazzo noted that they had agreed that certain uses were not allowed regarding drive-throughs in the Village Center.

Director Govind gave examples of uses such as pawn shops, smoke shops, vehicle sales, marijuana shops, and sexually oriented uses would not be allowed.

Chair Pro-Tem Watkins asked if there were any additional questions or comments. There were none. He said we needed to revisit the property owner who wanted to change the zoning of his lots on Devon (Mr. Piatek) and asked the Commissioners for their comments:

Commissioner Palazzo was ok with the change

Commissioner Vargas was ok with the change

Commissioner Alvarez was not in agreement and said if we allow this change, will another person want to do the same?

Chair Pro-Tem Watkins was not in agreement and questioned if we take one lot out of the proposed plan, will that take away from the greater good for the Village Center plans by splitting the two different zoning classifications?

Commissioner Pazon was ok with the change

Commissioner Clark asked if the zone is changed to go along with his project, and the project falls through, does the property revert back to its original zoning? He was concerned that we may end up “stuck” with the new zoning we gave Mr. Piatek.

Director Govind stated that the proposed zoning would get adopted as part of this process and it will become the base zoning. In the future, the property will need to be developed based on the zoning it is given (mixed use residential). The property owner could then come in and propose a townhome development, which the 2018 plan did show, and we would work with him based on what the new code requires.

Commissioner Alvarez asked if a future property owner rezone the property?

Director Govind replied yes, they could request rezoning. Since the current property owner is here now, and is requesting the change now, it will save him from having to request a public hearing to get the zoning changed from what is originally in the Village Center proposed code.

Commissioner Palazzo asked for clarification on which lots Mr. Piatek wants the zoning changed for, which was shown on the map.

Chair Pro-Tem Watkins noted that there were no further comments or testimony regarding this request. He then asked for any closing statements from Commissioners in which there were none.

Commissioner Alvarez made a motion to close the public hearing, seconded by Commissioner Clark.

Roll Call:

AYES: Alvarez, Clark, Palazzo, Pazon, Vargas, Watkins
NAYS: None
ABSENT: Fortney, Neil, Serauskas

Motion carried.

Commissioner Alvarez made a motion, seconded by Commissioner Palazzo to modify the zoning for the western most lot owned by Mr. Piatek at 27W431 Devon Avenue (which is currently in purple on the zoning map) to change them to be zoned VC-R residential (which would be orange on the zoning map).

Roll Call:

AYES: Clark, Palazzo, Pazon, Vargas
NAYS: Alvarez, Watkins
ABSENT: Fortney, Neil, Serauskas

Motion carried.

Director Govind briefly reviewed the Findings of Fact for the Development Commission to recommend to the Board which included:

- zoning classification of the general area
- compatibility of the proposed use
- current trend of developments
- environmental impact on properties
- Compliance with the Hanover Park Comprehensive Plan
- fiscal impact

Commissioner Alvarez made a motion to approve the Findings of Fact, seconded by Commissioner Vargas.

Roll Call:

AYES: Alvarez, Clark, Palazzo, Pazon, Vargas, Watkins
NAYS: none
ABSENT: Fortney, Neil, Serauskas

Motion carried.

Commissioner Clark made a motion to change the allowed building height maximum to be 4.5 stories in the Village Center core rather than 5.5 stories as originally decided. There was not a second to his motion.

Motion fails.

Commissioner Alvarez made a motion, seconded by Commissioner Vargas to recommend approval of the new Ordinance to the Village Center zoning code to the Village Board, with the change noted for the 27W431 Devon property.

Roll Call:

AYES: Alvarez, Palazzo, Pazon, Vargas, Watkins
NAYS: Clark
ABSENT: Fortney, Neil, Serauskas

Motion carried.

- 7. **TOWNHALL SESSION:** None
- 8. **OLD BUSINESS (NON-ACTION ITEMS):** None
- 9. **NEW BUSINESS (NON-ACTION ITEMS):** None
- 10. **ADJOURNMENT:**

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

Roll Call:

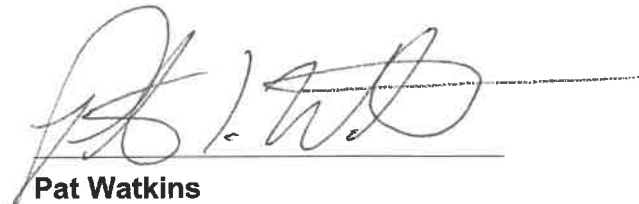
AYES: Alvarez, Clark, Palazzo, Pazon, Vargas, Watkins
NAYS: None
ABSENT: Fortney, Neil, Serauskas
ABSTENTION: None

Motion carried: Meeting adjourned at 10:01 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
May 12, 2022



Pat Watkins
Chair Pro-Tem