



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION - WORKSHOP

Village Hall, Room 214
Hanover Park IL

Monday, January 24, 2022
6:00 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 6:11 pm

PRESENT: Commissioners: Clark, Fortney, Vargas, Vice Chair Watkins, and Chair Serauskas

ABSENT: Commissioners: Alvarez, Neil, Palazzo, and Pazon

ALSO PRESENT: Director Govind, Planner Rasmussen, Associate Planner Schwartz, Admin. Sjodin,

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Fortney and second by Commissioner Vargas to accept the Agenda.

Roll Call:

AYES: Clark, Fortney, Vargas, Vice Chair Watkins, and Chair Serauskas

NAYS: None

ABSENT: Alvarez, Neil, Palazzo and Pazon

ABSTENTION: None

Motion carried.

4. DISCUSSION TOPIC: Village Center Zoning

Director Govind provided a recap of the December 6, 2021 Development Commission meeting. There will be six items that the Commission were going to focus on:

1. **Master Planned Development Process:** When is a Master Planned Development (MPD) required?
 - a. Should it be regulated by a minimum site size of three acres or more? OR
 - b. Should the regulating plan (map) control where MPDs are required?
2. **Building Height:** The draft code has a proposed height of 5.5 stories in the Village Center – Mixed Use core. During the development of the original TOD plan, there were discussions about building heights of 9-13 stories. Would the commission be comfortable with heights in excess of 5.5 stories?
3. **Drive-Throughs:** Currently, drive-throughs are not permitted in the proposed code. Should they be allowed at the periphery of the Village center zoning district?
4. **Building Materials:** The Commission was to look at the major materials being allowed and consider the minimum percentage of major materials required (currently set at 70% but could be 60-65% for about 2/3rds of the facades). Should we allow concrete masonry units (CMU)?
5. **Parking:** There was quite a bit of discussion regarding parking standards in the new Village Center. Is the Commission comfortable with the parking standards outlined in the draft code?
6. **Approval Process:** The draft code states that there is a pre-application meeting, staff review, Development Commission review and recommendation and Village Administrator approval.
 - a. Is the Commission comfortable with the Village Administrator approving MPDs or should the Village Board be the group approving them?
 - b. There is a provision for minor exceptions to be approved by the Zoning Administrator and Design Exceptions to be reviewed by the Development Commission with approval by the Village Board. Is the Commission comfortable with allowing staff to approve minor exceptions?

Director Govind commented that some projects work well in one type of community, but not in another. Project costs may be the same but the return on investment could be different if the developer can't get the rents or prices that they need to make the project financially feasible. Taxes are also a factor, she noted that we cannot control tax rates and we often find ourselves "in the shadows" of Schaumburg and Bloomingdale.

Director Govind presented a PowerPoint to show examples of TODs in other communities, which included the number of units, acreage, parking spaces and density. Communities included Barrington, Bartlett, Elmhurst, Villa Park, Itasca, Lisle and Glen Ellyn.

Commissioner Vargas asked if there is parking under a building (podium parking) if that level is counted toward the number of stories for the building. Director Govind responded that it does count.

Vice Chair Watkins commented that family size has decreased during the last decade, so the demand for larger single-family homes has also decreased.

Chair Serauskas pointed to downtown Wheaton as having a number of stores that close because they do not have enough parking. He likes Bartlett's downtown area because of the abundance of parking.

Director Govind noted that in Elmhurst, there is no parking requirement for commercial businesses as there are several public parking lots and structures. Hanover Park will look at the amount of parking needed for the downtown area. Potential businesses look at density and the number of rooftops in a community before deciding to open a business there. She also commented that there are examples of developments built next to single family neighborhoods.

Chair Serauskas commented that many examples shown were in Elmhurst, but we are not anything like Elmhurst in Hanover Park. He commented that decisions should not be rushed and feels the Commission will need to have another workshop to continue the discussion. There are six items to make decisions on.

Director Govind explained the process and the need to move forward.

It was decided to continue the workshop on Thursday, January 27, 2022 at 6:00 pm at Village Hall, Room 212.

There were no additional questions by commission members.

5. ADJOURNMENT:

Motion by Commissioner Clark and second by Commissioner Vargas to adjourn the meeting

Roll Call:

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

Motion carried: Meeting adjourned at 6:58 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
January 24, 2022



Joseph Serauskas
Chair