



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – Special Meeting

Village Hall, Room 214
Hanover Park IL

Monday, January 24, 2022
7:00 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:09 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, Phil Domenico and Rick Elhert
(Synergy Construction Group)

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Vice Chair Watkins and second by Commissioner Clark to accept the Agenda.

Roll Call:

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

NAYS: None

ABSENT: Alvarez, Neil, Palazzo and Pazon

Motion carried.

4. DISCUSSION TOPIC: Revised Concept Plan for NWC of Lake Street & Church Street – Multi-Family Residential

Planner Rasmussen reviewed the original proposal and introduced the revised concept
plan, which the applicant provided after the Development Commission's feedback.

The revised plans include:

Building height: 5 stories + 1 story podium parking (similar to the original proposal)

Unit Count: 300 units. Units will be a mix of studio, 1 bedroom and 2 bedrooms (similar to the original proposal)

Parking spaces: 447 spaces. This is an increase of about 57 spaces

Parking ratio: 1.5 spaces per unit. The initial plans called for roughly 1.3 spaces/unit

Density: 32.7 units per acre (similar to the original proposal)

Mr. Domenico displayed the new concept plan drawing. He stated there is plenty of stormwater detention with the Park District's land being used. Civil engineers advised that they will need to excavate deeper to meet detention requirements. Overall, the project will improve storm water runoff for the surrounding area.

Mr. Domenico has confidence the project will be a success for Hanover Park and looks forward to moving to the next step. Director Govind asked the Commission for feedback.

Some of the questions and concerns of the Commissioners included:

- Is there is a possibility that the number of bedrooms will change, like a den turned into a bedroom?
- One entrance to the project does not seem to be enough - Lake Street access is needed, although it is not a safe option
- Residents will not want a deeper detention pond
- Is the community amenity limited to only a dog park?
- Are the Fire and Police departments comfortable with only one entrance?
- Some of the single-family residences will be only 75 feet from the proposed building, and at future Public Hearing(s), they may be very opposed to a 6-story building right outside their doors.
- Will there be charging stations for electric vehicles?
- Will there be a charge for parking for the residents?
- Can the project be reduced to only 4 stories plus podium parking and still be profitable for the developer? Or reduce the height of the buildings that back up against the single-family homes (make them one story lower) while keeping the buildings that back to the detention and dog park taller?
- Who will maintain the dog park and detention area?

Mr. Domenico addressed some of the issues as follows:

- None of the units will have dens, so extra bedrooms will not be created. He stated that market analysis dictates what they will build, and that studios in the Winfield project sold very quickly. One parking space per bedroom has worked well.
- Bob O'Brien at the Hanover Park Park District has been very cooperative regarding the detention and dog park area
- Conversations with Symphony regarding cross-access are still very preliminary; their driveway would give more access for the fire and police department
- There are many examples of successful projects with only one entrance/exit
- If being close to the existing single-family homes is an issue, they could build 230-240 "walk-ups" which are similar to townhomes, however, he thought Hanover Park wanted more density.
- If only 4 stories were built, the goal would be 240 units for the project

- Related to electric vehicles, Mr. Domenico stated that they have two charging spaces in their Winfield project and they could add some spaces in the parking garage.

Director Govind commented that previously, IDOT has not allowed a curb cut on Lake Street. Staff had asked Synergy what the project will be bringing to the community/what type of amenities. This project proposed a dog park or some other public amenity. She also noted that a fence and additional landscaping may be needed if the detention is more than 2 feet deep.

Director Govind suggested the possibility of flipping the L-shaped design so that the longer leg is closest to Lake Street, which would give more privacy to the pool area and enclose it more. She also noted that residents however, may not want to be closer to Lake Street for the noise issue. Also, most of the buildings back to the detention area and the dog park area as it is, so leaving the buildings the way they are would be fine.

Several Commissioners liked the idea of flipping the "L." Vice Chair Watkins preferred the idea of flipping the buildings so that the building wall is created along Lake Street. This would also take some of the bulk of the development away from the single family residential to the north. He indicated that he is not concerned with the height of the development wanted to encourage density in the development.

Director Govind also commented that a nice entrance to the main buildings would give a sense of entry. More enclosed parking would reduce surface parking and provide more greenspace.

Mr. Domenico commented that landscaping will provide adequate privacy for the pool and clubhouse area, but flipping the building is still a possibility. He also noted that they could reduce the building height to 4 stories + 1 podium parking, which would reduce the number of units to 240 from 300. He hopes to have an agreement with Symphony on cross access at least for fire and police vehicles.

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

Motion carried: Meeting adjourned at 8:43 pm

Transcribed by:


Kathy Sjodin

Administrative Assistant
January 24, 2022


Joseph Serauskas
Chair