



Village of Hanover Park Administration

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

hpi.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

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

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION - WORKSHOP

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

**Thursday, January 27, 2022
6:00 pm**

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 6:00 pm

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

ABSENT: Commissioners: Neil

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

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.

Roll Call:

AYES: Alvarez, Clark, Fortney, Palazzo, Pazon, Vargas, Vice
Chair Watkins, and Chair Serauskas

NAYS: None

ABSENT: Neil

ABSTENTION: None

Motion carried.

4. DISCUSSION TOPIC: Village Center Zoning

Director Govind recapped the six items that the Commission were going to focus on:

1. Master Planned Development Process
2. Building Height
3. Drive-Throughs
4. Building Materials
5. Parking
6. Approval Process
- 7.

Director Govind clarified a few points that were unclear to some Commissioners:

- The Village does not own all the Village Center. A map that shows proposed boundaries was included in the packet from the December Development Commission meeting.
- The proposed code for the Village Center is separate from the rest of the Village
- The proposed code does allow for mixed-use

Vice Chair Watkins arrived for the meeting at 6:07 pm.

Director Govind commented that building a model of a proposed project is not practical as this is not a development proposal. She presented examples of similar projects that have been constructed in other communities, including Elmhurst, Villa Park, Bartlett, Itasca, Lisle and Glen Ellyn. She also noted that our proposed code specifies what type of building materials may be used, and the specific amounts of glass metal and other materials that may be used.

The Commissioners discussed each of the six issues:

Master Plan Development – MPDs are intended to require larger parcels to provide a system of blocks and open space; complete streets including streetscape, pedestrian-ways, and bicycle access; and a mix of building types and uses within new, walkable neighborhoods. Should an MPD be regulated by a minimum side site of 3+ acres or should the regulating plan (map) control where MPDs are required?

Majority vote: A developer should be required to submit an MPD if the site is over 3 acres in size. Concept plan would be brought to the Development Commission, after staff approval.

Building Height – currently only 5.5 stories allowed. Anything more must be approved.

- A Commissioner commented that having more than 4 stories will result in greater density, and parking will be a problem. He also commented that couples normally have two cars, so 1.5 spaces would not be enough. He felt that buildings that are too large and too dense will be very overwhelming. He would also like to have an artist rendering of any plans if a scale model is not possible.
- Another Commissioner commented that the focus should be on aesthetics with the height of the buildings, not the number of parking spaces, and noted that taller ceilings are very desirable by consumers. He stated that developers can propose any height they would like, but the plans would still need to be approved.
- One Commissioner wanted to make 4.5 stories the limit, but still allow taller buildings proposals to be submitted.
- Commissioners did not feel an actual scale model would be necessary or even possible since we do not know what the future will look like. A model may cause people to think the development will become what is seen in the model, even though the model is just to show what an area *could* look like.

Majority vote: Allow 5.5 stories, but projects with higher buildings can still apply with a concept plan to be reviewed.

Director Govind commented that RTA and CMAP studies have been done that have demonstrated that higher density does not always mean more parking is necessary. She also stated that while developing regulations it needs to be considered that these have to make financial sense for developers in order for a successful development to come to fruition. The Village Center is in a TIF district, which allows the Village to consider providing potential financial assistance, if they meet the criteria. There are only 12 years left in the TIF. She also noted that our building code requirements change if a building is taller than 4 or 5 stories – construction materials change and are more expensive.

Drive-Throughs – Currently, drive-throughs are not permitted in the proposed Village Center code. They could be allowed as a Special Use and limit their use to services such as banks, dry cleaners and drug stores.

Commissioners commented that as long as they do not block the road or access to an entrance, are located in the rear and that there is a limited number of them, they should be allowed.

One Commissioner is against allowing them.

Majority vote: Allow drive-throughs as a Special Use only in specific locations.

Building Materials – the proposed Village Center code has the minimum percentage of major materials required as 70% but could be 60-65% for about 2/3 of the facades).

A commissioner commented that building materials change often depending on what's in style. They would need to look at what is being proposed.

Associate Planner Schwartz noted that the proposed code should also include things that we want to be prohibited (fiber glass, unfinished concrete, corrugated metal, synthetic stucco, unfinished plywood, plastic panels etc.)

Majority vote: The Commission agrees that the current proposed code is acceptable.

Parking – the proposed code would call for 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 3 spaces for three or more bedrooms.

A few commissioners were concerned that 1.25 spaces would not be sufficient since many married couples still have two cars. They suggested 1.5 spaces per one-bedroom unit. One commissioner commented that young people would rather rent than buy and does not feel that as many people are using the train as we think. He also stated many younger people have electric cars, so charging stations would also be needed. He would like to see 1.5 spaces per bedroom.

A Commissioner noted that overbuilt parking in a TOD is very expensive; he is ok with the current code. He questioned if there will be parking enforcement however.

Director Govind commented that the proposed parking requirements are based on the number of bedrooms, not the number of units. Our current code requires more parking than most communities. She also noted that these types of units will appeal to commuters, plus there are always some vacancies, so the parking averages out sufficiently. Also, based on a recent conference she attended, research shows people are using many other alternatives modes of travel besides the train such as Uber, Lyft, zip-cars and Airbnb type rental cars.

Majority vote: The majority of Commissioners agree that 1.25 spaces per bedroom is sufficient

Approval Process – The proposed code states that a development proposal first goes through a pre-application meeting, staff review, Development Commission review and then Village Administrator approval. Minor exceptions could be approved by the Zoning Administrator.

Majority vote: All Commissioners agreed that proposals should go to the Development Commission first, then to the Village Board for approval, and the Zoning Administrator can approve minor exceptions. One Commissioner stated that he would like the Commission notified of any minor exceptions.

The next steps for Village Center Zoning include bringing the recommendations to the consultant, creating a draft code, having an Open House/Information event for residents and businesses, and then a Public Hearing.

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:

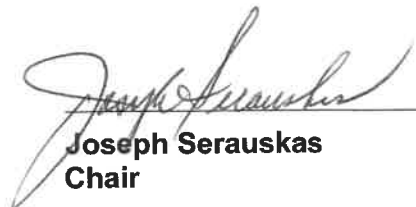
| | |
|-------------|--|
| AYES: | Alvarez, Clark, Fortney, Palazzo, Pazon, Vargas, Vice Chair Watkins, and Chair Serauskas |
| NAYS: | None |
| ABSENT: | Neil |
| ABSTENTION: | None |

Motion carried: Meeting adjourned at 7:57 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
January 27, 2022



Joseph Serauskas
Chair