



Village of Hanover Park Administration

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Village Manager
Jutiana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

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

**Thursday, April 14, 2022
7:00 pm**

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:01 pm

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

ABSENT: Commissioners: Neil, Trustee Hussaini

ALSO PRESENT: Director Govind, Planner Rasmussen, Mayor Craig, Chief of Inspectional
Services Stephen Capela, Admin. Sjodin, Michael Marasco, John Park, Jolly
Thulaseedas, Thakor Patel

Quorum established

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

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

Roll Call:

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

NAYS: None

ABSENT: Neil

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

5-a. Minutes of January 13, 2022 Regular Meeting – Motion by Commissioner Clark and second by
Commissioner Alvarez to approve the minutes

Roll Call:

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

Motion carried.

- 5-b.** Minutes of January 24, 2022 Workshop - Motion by Commissioner Clark and second by Vice Chair Watkins to approve the minutes

Roll Call:

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

Motion carried.

- 5-c.** Minutes of January 24, 2022 Special Meeting - Motion by Vice Chair Watkins and second by Commissioner Vargas to approve the minutes

Roll Call:

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

Motion carried.

- 5-d.** Minutes of January 27, 2022 Workshop - Motion by Commissioner Clark and second by Commissioner Alvarez to approve the minutes

Roll Call:

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

Motion carried.

6. ACTION ITEMS:

6-a. Concept Plan for NWC of Lake Street & Church Street – Multi-Family Residential

Park Gateway LLC, a multi-family developer, is proposing a concept for a +/- 80 unit townhome/rowhouse development on a 7.4-acre vacant lot at the northwest corner of Lake Street and Church Street.

Planner Rasmussen reviewed the Concept Plan Review Process:

This information is being presented to the Development Commission for a “Concept Plan Review” of a townhome/rowhouse development proposed on a vacant site. The intent is to get feedback from the Commission about the proposed concept in its initial design stage prior to a formal development application being submitted. At this time, the Commission’s input can be incorporated before detailed plans are prepared and provide the applicant with direction for any changes they may need to make.

Following receipt of a development application (with more detailed engineering and site plans), the project will go through the public hearing process (including required notifications), for Development Commission’s recommendation to the Village Board for final action.

The site is currently zoned B-2 Local Business District, as is the area to the south. This is a key site in our redevelopment efforts for the Village Center District. Our long-range Comprehensive Plan and our Village Center Plans envision this site to be redeveloped for TOD-style multi-family development.

Michael Marasco, project developer with Park Gateway LLC, gave a PowerPoint presentation and discussed the company's principals, the Park Gateway LLC team, their project portfolio, their "ecosystem," the company's vision and completed area projects. The name of the project is "Park Gateway" as it will be at the entrance to Hanover Park on eastbound Lake Street.

Past projects include:

- Glenview Commons – on Milwaukee Avenue & Lake Avenue, the Baymont Hotel
- Park Villa Townhomes – Morton Grove (TIF funded)
- Wyndham Garden Hotel – Franklin Park (TIF funded)
- Comfort Suites – Bedford Park
- Luxury single family homes in Northbrook, IL (\$2M +) and Lake Las Vegas, NV (\$5M +)

Mr. Marasco also reviewed the Park Gateway "ecosystem" which consists of various suppliers to easily source their building products (windows, doors, cabinetry, plumbing and electrical fixtures, doors etc.) He also noted that they use all steel studs for walls and floor joists. A sample of ACP (aluminum composite panel) which is used on the exteriors of their buildings was presented to the Commission.

Details of the project include:

- A hybrid modern/classic style
- A great value using quality materials and components not typically used
- Steel wall and floor components – more economical than wood currently
- Extra-large windows – aluminum framed, thermal, floor to ceiling, allows substantial amount of natural light (a sample of the window material was presented to the Commission)
- Two-car garages plus two more spaces in each driveway
- Ample guest parking plus EV charging stations
- Aluminum and glass garage doors
- High-end cabinetry and fixtures
- No garages will face main roadways
- A low carbon footprint
- Bifold, not sliding, patio doors are more energy efficient
- Great landscaping, community spaces, benches and walking paths
- A water fountain will be added as a focal point
- Collaboration with Symphony is underway for secondary access for emergency vehicles

Mr. Marasco commented that if they are approved, they hope to have foundations and walls done before winter, and then complete interior work during the winter months.

COMMISSIONER DISCUSSION:

Commissioners commented that steel will most likely replace wood in the future and that combining steel with concrete is optimal.

Commissioners commented that water detention needs to be a priority and questioned if the Park District area will be the only form of detention. Mr. Marasco said that the Park District area is the only area for detention and that it will be made deeper (5.5 feet which complies with the current code). There will also be an additional 25 feet of retaining wall added. The Park District has agreed to take over maintenance of the detention pond after 5 years. Commissioner Palazzo noted that there will still be maintenance responsibilities after 5 years. They will have to do controlled burns, remove wood invasive species, etc after the first five years.

One commissioner inquired about how window dressings/draperies could be installed because the windows are floor to ceiling. Developer noted that there will be a soffit to mount the drapes to.

Another commissioner inquired if there would be a homeowners' association to manage the aesthetics for the development and neighbors. Developer stated that there will be a homeowners' association.

One commissioner noted that one building on the NE corner will face the garages of the other building across from it, which is not an ideal view. Jolly Thulaseedas (project architect) explained that more green space was included in between those units.

Another commissioner noted that the roofs look flat, so where will the water go? Will they be able to hold heavy snow? Mr. Marasco commented that the roofs will be pitched per code, and drainage (interior) will be present.

Mr. Marasco also noted that the project will be marketed to young families and those wanting access to the train. He also noted that the existing billboards are on lease and will be removed once the developer purchases the property. He also commented that he will be contacting all adjoining homes personally to make them aware of the project and answer any questions they may have.

A commissioner asked if the buildings will be fully ADA compliant. Mr. Marasco said they are not designed to be fully ADA compliant. They are not marketed to handicapped individuals due to multiple levels.

Another commissioner asked if the project could be made a little less dense, possibly removing a few units. Mr. Marasco commented that the unit count could change if necessary.

Overall, all Commissioners liked the project and its unique modern look. They also like the name "Park Gateway" since it is a gateway to Hanover Park on Lake Street.

There were no further questions or comments from Commissioners.

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

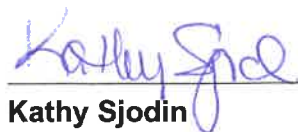
Motion by Commissioner Clark and seconded by Commissioner Alvarez to adjourn the meeting.

Roll Call:

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

Motion carried: Meeting adjourned at 8:19 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
April 14, 2022



Joe Serauskas
Chair