



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING

**Municipal Building, Room 214
Hanover Park, IL**

**Thursday, September 8, 2022
7:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:00 pm.

PRESENT: Commissioners: Alvarez, Clark, Fortney, Vice
Chair Watkins, Chair Serauskas

ABSENT: Commissioners: Neil, Palazzo, Pazon

ALSO PRESENT: Community & Economic Dev. Director Govind, Planner
Schwartz, Admin. Sjodin, Stephen Capella, Trustee
Hussaini, Applicant Paul Swanson

2. PLEDGE OF ALLEGIANCE

3. ACCEPTANCE OF AGENDA

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

Voice Vote: All Ayes

Motion Carried: Agenda Accepted

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES:

Minutes of August 11, 2022 Regular Meeting

Motion by Commissioner Clark, second by Commissioner Alvarez to accept the Minutes.

Voice Vote: All Ayes

Motion carried: Minutes approved

6-a. Public Hearing to consider a request for approval of a Zoning Map Amendment from L-O Limited Office to R-2 Single Family Residence at 7225 Longmeadow Lane.

Commissioner Alvarez made a motion to open the Public Hearing, which was seconded by Vice Chair Watkins.

Voice Vote: All Ayes

Motion carried.

Planner Schwartz began with a review of the property at 7225 Longmeadow Lane. The property has been actively used as an office since the 1970s, first as a law office and more recently as a branch office for Care Memorial Cremation (crematorium located off-site). The structure was initially constructed with the intended use as a model home and sales office for the abutting single-family subdivision and the property was rezoned to L-O Limited Office in the 1970s.

In late 2017, after struggling to find a buyer for the property, the prior owner also requested a Map Amendment. The Development Commission recommended approval of the request, but the request was withdrawn shortly before the Board meeting due to Care Memorial's contract to purchase the site. Since January of 2018, Care Memorial Cremation has owned the subject property and has continued its use as an office. The owners would now like to use the property for their personal residence, having family connections to the area.

Planner Schwartz then gave the Staff Analysis of the request:

The request is, fundamentally, to match the zoning with the form of the structure. While the structure has functioned as an office, it has the form of a single family detached house within a neighborhood zoned and developed with single family detached houses. As such, the requested zoning is consistent with the neighborhood and the existing building. Furthermore, the Zoning Code prohibits "spot zoning", the zoning of one parcel in a manner inconsistent with adjacent zoning. All surrounding parcels are zoned the requested R-2 Single Family District.

Planner Schwartz also noted that the request is in compliance with the Comprehensive Plan, the Irving Park Road Corridor Plan, and the Village Zoning Ordinance.

Planner Schwartz stated that staff recommends approval of the Map Amendment request and adopt the draft Findings of Fact with the following conditions:

1. The freestanding sign shall be removed within 30 days of Village Board approval;
2. No signage is approved as part of this application;
3. The property must be inspected to verify compliance with the IRC.

Chair Serauskas asked if the property is going to become a house, why wait for one year to allow a tub or shower to be added? Planner Schwartz commented that one year is a standard timeframe. Director Govind commented that it should be worded "before occupancy, a tub or shower must be added."

Rosemary Hann, owner of 7225 Longmeadow Lane was sworn in by Chair Serauskas. She stated the home had been renovated before the office was opened as Care Memorial, subsequent to the prior rezoning request, and it already has a full bath and a half bath. They also will be redoing the brick and roof soon.

No other commissioners had any questions.

Sandy Pecherek, of 7185 Longmeadow Lane was sworn in. She stated a few years ago they were told it was going to be rezoned as residential, but it never happened. How can they be assured another business will not go into the house?

Director Govind explained that the property has been an office since the 1970's. A few years ago there was a public hearing held to change it to residential, and the Development Commission recommended the approval to the Board. However, the applicant withdrew their request, so the Village Board did not take final action which is why it has continued to be an office by Care Memorial. This time, once the Village Board makes a final action to rezone, it is final. This request will go to the Village Board on October 6, 2022. Inspectional Services will inspect the structure to ensure it is brought up to the Village code requirements for residential use.

Commissioner Clark made a motion to close the Public Hearing, which was seconded by Commissioner Vice Chair Watkins.

Roll Call Voice Vote: All Ayes

Motion carried.

Commissioner Alvarez made a motion to approve the Findings of Fact, which was seconded by Commissioner Neil.

Roll Call Voice Vote: All Ayes

Motion carried.

Commissioner Alvarez made a motion to Approve the proposal request with conditions, which was seconded by Commissioner Neil.

Roll Call Voice Vote: All Ayes

Motion carried.

6-b. Public Hearing to consider a request from Paul Swanson for a Rezoning (from R-2 to R-4), Special Uses (PUD and 6 townhomes per building vs. 4), and Preliminary Plat of Subdivision for the development of 42 townhomes at the SWC of Stearns and Redford.

Planner Schwartz gave a brief summary of the request, noting that the request has been submitted twice in the past as a Concept Plan Review. The applicant has now submitted a formal application for review and recommendation by the Development Commission. He noted that earlier concept plans included 48 townhomes, 8 buildings with 6 units per building. The buildings in the prior concept fronted Stearns Road to the north and Redford to the east, with a density of about 7.75 units per acre.

Planner Schwartz stated that the applicant proposes a 42-unit townhome development with shared amenities, including common area landscaping, stormwater detention, wetlands preservation, parking, and other community amenities. The townhomes are proposed will front Redford but not Stearns Road, and will be two story, two-bedroom units in clusters of six units per building. The townhomes will be constructed with brick and "smart" synthetic wood siding. Each townhome will have two garage spaces and two outdoor spaces with

shared parking. The property is about 6.2 acres and is currently zoned R-2 (single family) and has been vacant for many years. About .72 acres is wetlands, which are protected under county and Village ordinance, and 3.5 acres is proposed to be additional green space. The proposed density is about 7 units per acre; R-4 allows 12 units per acre, with a 30.5-foot setback from Redford Lane which is consistent with our other residence districts.

Drawings of the building design were displayed. The site plan was reviewed and included a few additional items including additional stormwater detention, a gazebo, a common deck overlooking the wetlands, landscaped courtyard in the northern portion, pedestrian-style streetlights, and an extended sidewalk.

Planner Schwartz reviewed the four different requests: rezoning from R-2 to R-4, Special Use as a Planned Unit Development, Special Use to allow 6 townhomes in one building, and a Preliminary Plat of Subdivision. He then compared the requirements of the existing zoning and the proposed zoning requirements. The proposal will meet all requirements for zoning, both Special Uses, and the Preliminary Plat of Subdivision. It is also consistent with the Village's Comprehensive Plan. The development also exceeds the parking requirements for multi-family housing (3 spaces unit is required) with each townhome having 4 spaces. He also noted that Haeger Engineering did a site traffic analysis which showed that the project would not be a detriment to the surrounding road network and would have minimal impact on the traffic in the area.

Additional considerations that staff reviewed were:

- Extending the sidewalk along the north edge of the lot
- Work with the Forest Preserve to provide a neighborhood connection
- The Zoning Administrator will review the pedestrian light poles
- Connect east parking areas to a public sidewalk

Planner Schwartz noted that a letter was received from the Forest Preserve, stating that they had no comments or objections to the proposal.

Paul Swanson, the petitioner, was sworn in. He explained he has lost his voice and would answer any additional questions.

Public Comments:

Dan Smith, of 5465 McLean Lane, Hanover Park, was sworn in. 40-year resident. He commented that the impact to the residents south of the development were not addressed. He also wanted to know who owns the line of trees along the right-of-way of Stearns Road since nobody has been maintaining it. It has become a natural privacy fence to his property. Will it all be cut down? His concerns also include the traffic that will be generated at the intersection of Stearns and Redford since there is not room for a left turn lane, and cars back up. He also noted that many people do not observe the speed limit. Planner Schwartz explained that the vacated right-of-way is owned by the Archdiocese of Chicago. He noted that one strip of the line of trees is owned by the homeowner's association and the other strip is owned by the property owner. He also noted that the tree preservation report did not indicate any trees would be removed in the southern portion.

Kathy Brown, of 2025 Chaplin, Hanover Park, was sworn in. 40-year resident. Stearns Road used to back up to her property. She is also concerned with the traffic that will be generated

and being able to exit the subdivision will become more difficult. There is no outlet at the end of her street, and many people speed, trying to get out to County Farm Road. She is concerned that her street will be used as a way to get to County Farm Road. Will there be enough police to patrol the extra traffic and speeding vehicles? She believes there will be an impact to the wildlife in the area. Can the area schools handle more students? Where will the new fire station be? Will there be a traffic light added so residents can more easily exit their subdivision? Planner Schwartz commented that the fire station will be next to the library, and that he does not believe there will be enough added traffic to warrant a traffic light but DuPage County would be the entity to decide.

Robert Hetzel, of 2168 Newport Circle, Hanover Park was sworn in. He is also concerned about the traffic onto Stearns and that traffic will be cutting through the Newport subdivision. He asked if the wetlands are protected by the state or by the county and noted that currently rainfall drains into those wetlands. He was concerned that if two detention basins were added, it will directly impact the amount of water being delivered into the wetlands and change the wetlands. Street parking will be allowed with the new project, and he does not believe it should be allowed since it is not allowed in Hanover Park. He wanted to know if the HOA will have terms that prohibit rentals. Planner Schwartz commented that the wetlands are protected by the county and that they are regulatory wetlands, not critical wetlands. The current detention is meant to preserve the wetlands and not change its character. He also noted that the wetlands there are called regulatory wetlands and not critical wetlands because they are basically just a space that holds water. The trees within the wetlands will be preserved. He would like to schedule a time to see the plans with the engineer.

Pat Sheehan of 510 Nicole, Bartlett, was sworn. He lives right along the western edge. There are not a lot of actual trees, just shrubbery and he feels the wetlands will not be protected. He is also concerned the storm detention would basically dump into their parking lot. Planner Schwartz commented that would not happen due to the storm water ordinance.

Director Govind explained that during the review process, the Village engineer and DuPage County engineers look at the plans. Part of the stormwater ordinance requires that any stormwater must be contained on the site, and the drainage situation should be improved if anything. The applicant's engineers as well as the Village's and DuPage County's engineers have reviewed the proposal. The Village's codes and requirements have been met. Residents can make an appointment with the Village engineer to discuss the situation. The applicant has submitted their final engineering plans but they will not get a final approval until our Village engineers have looked at, reviewed and approved the plans. The Village ordinances are in place to safeguard the residents from any stormwater issues.

A public member asked how long this proposal has been "in the works." Director Govind said that the original concept plan was brought in back in November 2021, but it was not put on the Agenda until all departments (Fire, Police, Engineering, Community Development, etc.) had a chance to review the plan.

Chair Serauskas commented that after the first concept plan, there was a lot of negative feedback from the Commission and community members. Then there was a second concept plan with some changes made. Now suddenly there is a Public Hearing without a third concept plan. He felt blindsided by the Public Hearing notice.

Director Govind stated that once an applicant or property owner receives feedback from staff, they have the right to submit a full submittal and go through the entire process.

Commissioner Clark commented that when both the first and second concept plans were brought before the Commission there were significant concerns with the congestion the project would create.

Director Govind noted that this is the forum in which those types of issues are discussed.

Debbie Franzese, of 498 C Nicole Drive, Bartlett, was sworn in. She wanted to know approximately how long the project will take to build, and noted that she, as well as other homeowners do not want the trees all taken out; thinning them out would be ok though. The trees act as a barrier and give privacy.

Planner Schwartz commented that the tree preservation plan only applies to actual trees and not shrubbery or "junk" trees. He noted that it can be requested that additional trees and even fencing be added to the project.

Commissioner Clark commented that he was out in the area recently and noticed that there is very well-established growth there which is acting as a nice barrier.

Director Govind noted that the Commission could add conditions regarding tree removal.

Sara Martinez of 5541 Redmond Lane, Hanover Park, was sworn in. She lives directly across from the proposed development. Her main concern is increased traffic from adding 42 additional families along with the safety of the kids in the area and all the bus stops. She wanted to know if there will be street parking allowed in front of the townhomes; currently it is a no parking zone. She also wanted to know what the price points of the townhomes would be.

Planner Schwartz stated there are no plans to change the parking rules currently in place. Mr. Paul Swanson, the developer, noted the prices would begin at approximately \$330,000.

Resident Kathy Brown added that the comment made saying that this project will not greatly impact the surrounding residents is incorrect in her opinion. Some concerns do already exist but this project will increase traffic and congestion and pose additional safety concerns.

Planner Schwartz commented that any current and existing issues in the area can be brought to the Village's attention.

Commissioner Clark made a motion to close the Public Hearing, which was seconded by Commissioner Alvarez.

Roll Call Voice Vote: All Ayes

Motion carried. Public Hearing closed.

Planner Schwartz reviewed the Findings of Fact and noted that the proposal meets all of the Standards of Review. He stated that staff recommends approval of the request with the following conditions:

1. The Special Use for Planned Unit Development shall substantially conform to the following drawings except as such plans and drawings may be modified to conform to and as authorized by the Village codes and ordinances:
 - Engineering Plan prepared by Pearson, Brown, and Associates, dated August 5, 2022
 - Site Plan prepared by Pearson, Brown, and Associates, dated January 26, 2022
 - Preliminary Plat of Subdivision prepared by R.E. Allen and Associates, Ltd., dated October 25, 2021; and
 - Landscaping Plan prepared by Gary R. Weber Associates, dated January 27, 2022.
2. The applicant/developer shall be responsible for all Impact Fees associated with this development prior to the issuance of any building permit.
3. The applicant shall work with Hanover Park Public Works Department to determine the appropriate quantity and location of parkway trees based at time of permit.
4. The applicant/developer shall bury all electric utility lines associated with this development.
5. A Special Service Area shall be created for the Subdivision.
6. All Declarations associated with this application shall be reviewed and approved by the Village Attorney prior to Village Board consideration.

Development Commission Comments:

Commissioner Fortney stated he walked the site and believes Redford is too narrow and needs to be widened to allow for left turns. He likes the improved greenspace and extra parking; 2 cars in the garage, and two in front of the garage.

Commissioner Alvarez wanted to know what the expected que/wait time would be for high traffic times. He also asked if there have been accidents in that particular area. Planner Schwartz noted that there would only be a marginal change in the amount of traffic and wait times, he was not aware of any incidents, and also stated that the Police Department did not have any concerns.

Commissioner Clark commented that regarding the traffic study, he still had concerns with the potential impact to the neighborhood. That it, 42 townhomes would mean that at least 84 cars will be added to the area. Planner Schwartz noted that not all people leave or are on the road at the same time. Commissioner Clark also noted that since the area is made up of established single family homes, he feels this project is not a good match for the rest of the neighborhood.

Vice Chair Watkins commented that he would like to see the tree and detention areas looked at in more detail so that as many trees as possible could be kept in place, or possibly a berm could be added. He noted that engineering should hold a meeting with residents to explain how stormwater works and how the wetlands will or will not be affected. He also noted that traffic already seems to warrant a streetlight in order for people to make left turns, and adding more cars would increase the need. He stated he regrets closing the Public

Hearing too early and thinks we should come back next month to discuss the proposal further.

Chair Serauskas was happy that so many residents came out to speak up and said that he has been in that area and wanted to make a right turn. He had to wait 15 or more minutes since there were two people ahead of him waiting to turn left. He feels 42 more homes will obviously create more congestion and feels the project is too dense for such a small piece of property.

Vice Chair Watkins made a motion to re-open the Public Hearing and continue it at a later date so that engineering could be present to address all of the issues discussed tonight, which was seconded by Commissioner Alvarez.

Roll Call Voice Vote: All Ayes

Motion carried.

Vice Chair Watkins made a motion to continue the Public Hearing at the next scheduled Development Commission meeting on October 13, 2022, which was seconded by Commissioner Alvarez.

Roll Call Voice Vote: All Ayes

Motion carried.

TOWNHALL SESSION: None.

OLD BUSINESS (NON-ACTION ITEMS): None

Development Updates

Director Govind gave a few development updates in the Village:

- The Starbucks at Lake and Bartels is now open
- There will be another business opening in that same shopping center
- Village Center Zoning has been approved
- A third building is under construction at 1 Wise Road
- The gas station plans at Lake and Gary are still under review
- The Chase Bank is currently under construction

ADJOURNMENT:

Motion to adjourn by Commissioner Alvarez, second by Commissioner Clark

Voice Vote: ALL Ayes.

Motion Carried: Meeting adjourned at 8:41 p.m.

Transcribed by:



Kathy Sjodin
Administrative Assistant
September 8, 2022



Joseph Serauskas
Development Commission Chair