



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
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hpiil.org

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DATE: August 20, 2024
SUBJECT: **Public Hearing** for Design Exceptions and a Variance for the parcel at the northwest corner of Lake St. and Center Ave.
TO: Property Owners within 250 feet of 2136 Lake St., Hanover Park (NW corner of Lake and Center)
FROM: Community & Economic Development Department

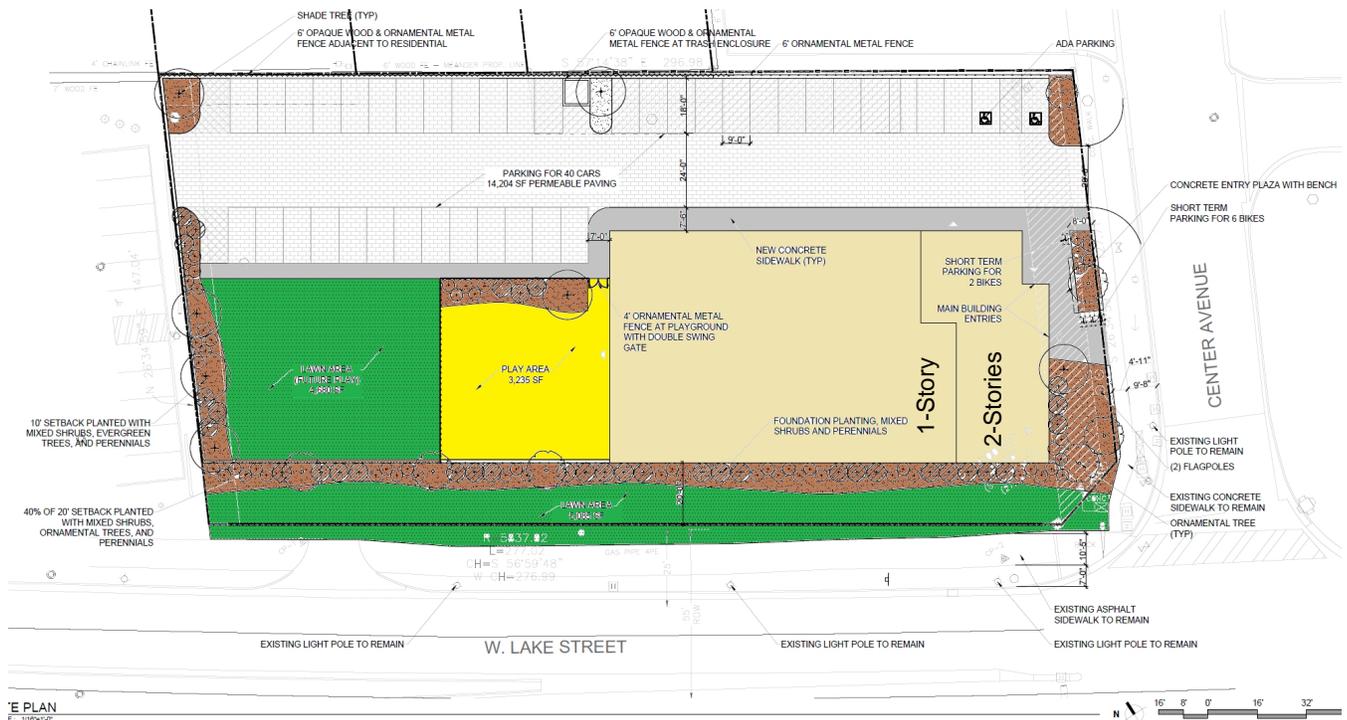
This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park. The applicant is proposing a two-story commercial building, fronting Center Ave, comprising primarily a daycare. The formal legal notice is attached which lists the Exceptions and Variance requested from the Village's Zoning Code.

The details of the application are as follows:

Location: 2136 Lake St (Center Ave. and Lake St.)
Applicant: Kristin Jones (applicant) on behalf of Manuela Alonzo
Public Hearing: **Thursday, September 12, 2024 at 7:00 p.m.**
Hanover Park Village Hall, Room 214, 2121 Lake St., Hanover Park, IL

The proposal calls for the construction of a two-story commercial building along Center Ave, tapering to one-story along Lake St. The applicant is asking for Design Exceptions to build a driveway on the Primary Façade (Center Ave), to build a parking stall in the "build-to zone" along Center Ave, to build a building which occupies only 50% of the Primary Frontage (rather than the required 80%), and to use a 6' tall solid fence along the northern lot line in place of landscaping buffering and screening.

All interested parties may attend the public hearing to learn more about the project or provide public comment. The Development Commission agenda packet, including project plans, will be available on the Village website, www.hpiil.org. For further information, call 630-823-5780.



PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, September 12 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Kristin Jones (applicant) on behalf of Manuela Alonzo (property owner) for a Variance and Design Exceptions from the Village of Hanover Park Zoning Code:

- Section 110-9.3.5.(1) to reduce the required minimum building width from 80% of the primary street frontage to 50% (Major Design Exception);
- Section 110-9.3.5.(7) to permit parking in the build-to zone where it is otherwise prohibited (Major Design Exception);
- Section 110-9.3.4.f.5. to permit a driveway off Primary Street (Minor Design Exception); and
- Section 110-6.3.7/9. to permit a 6' solid fence in place of required landscape buffering (Variance),

to permit the construction of a commercial building (primarily a daycare) at 2136 W Lake St. in Hanover Park, Illinois (northwest corner of Lake St. and Center Ave.). The property is legally described as:

LOTS 16, 17, 18, 19, AND 20 IN BLOCK 24 IN GRANT HIGHWAY SUBDIVISION ONTARIOVILLE, COOK COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 1925 AS DOCUMENT No. LR255219, (EXCEPTING THEREFROM THE SOUTHERLY 25 FEET OF LOTS 16, 17, 18, AND 19 TAKEN OR CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, AND ALSO EXCEPTING THEREFROM THE SOUTHERLY PORTION OF LOT 20, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US 20 (LAKE STREET), ON AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,699.65 FEET, CHORD BEARING OF NORTH 58 DEGREES 27 MINUTES 53 SECONDS WEST, CHORD LENGTH 56.27 FEET, AN ARC DISTANCE OF 56.27 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 26 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 20, A DISTANCE OF 25.11 FEET; THENCE ON AN ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,674.65 FEET, (5837.02 MEASURED), CHORD BEARING OF SOUTH 58 DEGREES 20 MINUTES 28 SECONDS EAST, (SOUTH 56 DEGREES 59 MINUTES 48 SECONDS EAST, MEASURED), CHORD LENGTH 36.29 FEET, AN ARC DISTANCE OF 36.29 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 32 SECONDS EAST, (NORTH 74 DEGREES 00 MINUTES 25 SECONDS EAST, MEASURED) , 27.16 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 20, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER AVENUE; THENCE SOUTH 26 DEGREES 32 MINUTES 06 SECONDS WEST, (SOUTH 26 DEGREES 34 MINUTES 59 SECONDS WEST, MEASURED), ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, 45.15 FEET TO THE POINT OF BEGINNING.

PINs: 06-36-308-020, 06-36-308-019, 06-36-308-018, 06-36-308-017, 06-36-308-016

Commonly known as: 2136 W Lake Street, Hanover Park, Illinois 60133.

Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.

Published by order of the Hanover Park Development Commission.