



Village of Hanover Park Administration

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

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Continued to May 8, 2025

DATE: March 24, 2025
SUBJECT: **Public Hearing** for a Master Planned Development with Design Exceptions for the parcel at the northwest corner of Lake St. and Barrington Rd.
TO: Property Owners within 250 feet of 1794 Lake St, 1840 Jackson Ct, 1901 and 1941 Persimmon St. (NW corner of Lake St. and Barrington Rd.)
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 Master Planned Development with Design Exceptions to construct an approximately 170-unit luxury apartment community. The formal legal notice is attached which lists the exceptions requested from the Village's Zoning Code.

The details of the application are as follows:

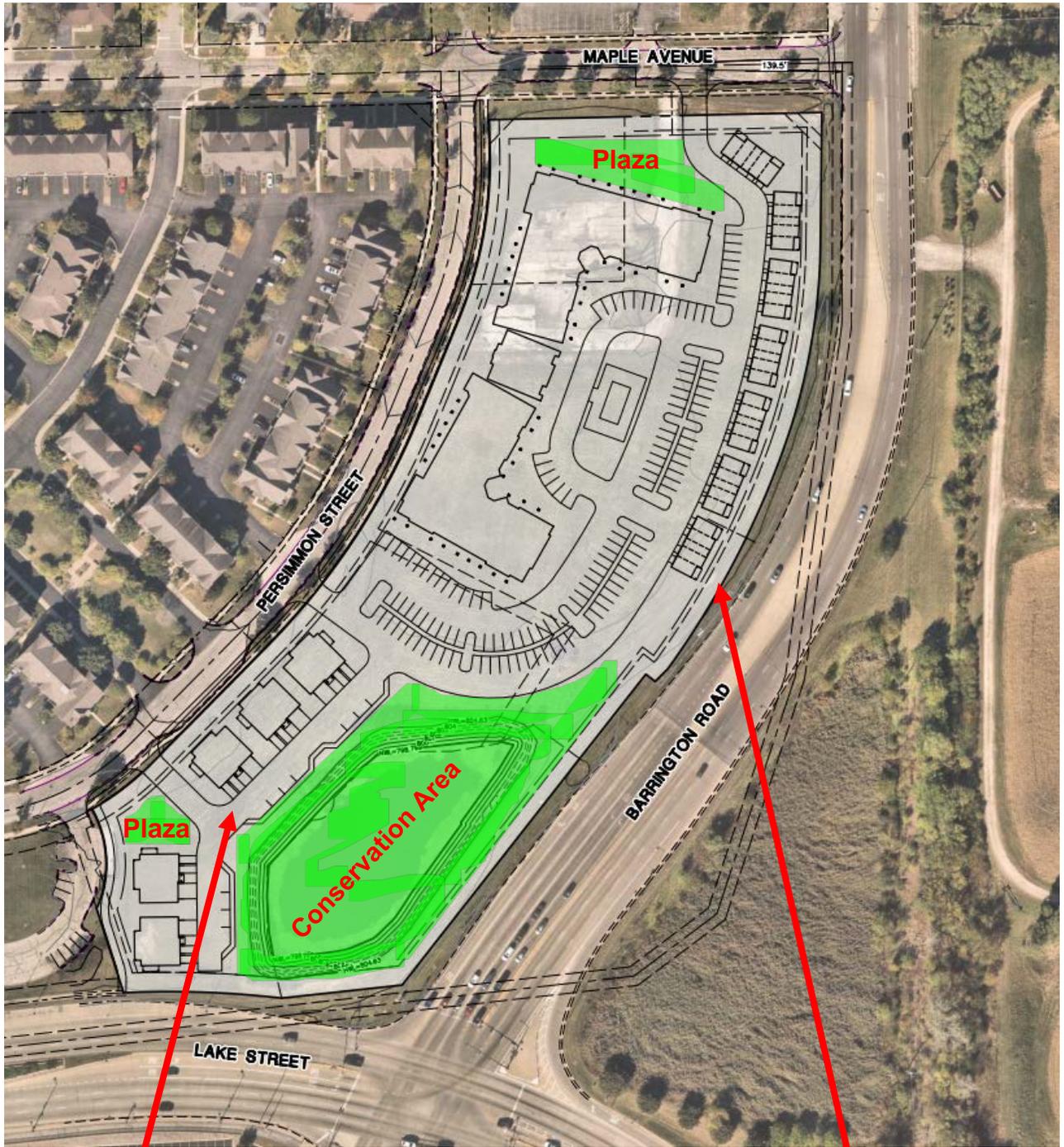
Location: 1794 Lake St, 1840 Jackson Ct, and 1901 & 1941 Persimmon St.
(Vacant land at the northwest corner of Lake St. and Barrington Rd.)
Applicant: Emily Mitchell (applicant) on behalf of A.R. Building Company, Inc.
Public Hearing: **Thursday, April 10, 2025 at 7:00 p.m.**
Hanover Park Village Hall, Room 214, 2121 Lake St., Hanover Park, IL

The proposal calls for the construction of about 170 units, including about 50 studio, 40 one-bedroom, and 80 two-bedroom units. About 130 units are proposed to be in two L-shaped 4-story buildings, about 25 units are proposed to be in five 3-story "hybrid" buildings with garages, and about 15 units are proposed to be in seven 2-story "garage/studio" buildings with garages. The proposal additionally calls for a large park/conservation area at the corner of Lake St. and Barrington Rd. and two additional public plazas.

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.hpil.org. For further information, call 630-823-5780.



Persimmon Street and Maple Ave. Perspective



Conceptual Site Plan



Persimmon Street Perspective



Barrington Road Perspective

PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, April 10, 2025 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Emily Mitchell (applicant) on behalf of A.R. Building Company, Inc. for approval of a Master Plan development (MPD) and Design Exceptions from the Village of Hanover Park Zoning Code:

Major Design Exceptions

- Section 110-9.2.9.a. to permit open space which creates views of the rear of buildings;
- Section 110-9.3.5.(2) to permit a General Building to be with a front façade outside of the 5-20' build-to zone (proposed at a various setbacks of around 20-40');
- Section 110-9.3.5.(7) to permit more than limited side yard parking (three rows of parking)
- Section 110-9.3.5.(16) to allow for no Occupied Building Space instead of the required minimum 20-ft deep on all full-height floors from any primary street façade for buildings fronting Barrington Rd.;
- Section 110-9.3.5.(19) to permit buildings along Barrington Rd without principle entrances on primary facades;
- Section 110-9.3.9.b.1. to permit a Parapet Roof Type without a minimum height of 2' with a shadow line;
- Section 110-9.5.3. to permit 51% of the façade to be comprised of a major façade material rather than the required 70% to permit greater usage of vinyl and fiber cement board on a General Building;
- Section 110-9.5.10.e.1 and 2 to permit balconies which abut an exterior wall less than 50% and have support structures which are not integrated into the façade of the building;
- Section 110-9.5.10.g. to permit balconies which cover more than 30% of a street façade;
- Section 110-9.5.12.1. to permit a General Building with a façade which is varied in segments greater than the maximum permitted 90' (approximately 100');
- Section 110.9.5.15.d.1.(b) to permit mechanical equipment on a primary façade which extends from the surface more than 3" for electrical meters which will be screened; and
- Section 110-9.6.2.d.1 to propose an alternate parking ratio with 225 proposed spaces instead of the required 268 (on average .92 spaces per bedroom vs. 1.19 spaces required).

Minor Design Exception

- Section 110-9.2.5.a to permit a Block length of about 1050' (Code maximum of 600') and a total perimeter of about 2,730 (Code maximum of 1,800').

to permit the construction of an approximately 170-unit apartment development at the property currently zoned Mixed-Use Core (VC-C) district, and legally described as:

LOTS 28, 29, 30, AND 31 IN CHURCH STREET STATION SUBDIVISION, ACCORDING TO THE FINAL PLAT OF SUBDIVISION RECORDED ON SEPTEMBER 27, 2005 AS DOCUMENT NO. 0527039099 IN COOK COUNTY RECORDER'S OFFICE BEING THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS.

PINs: 06-36-411-002, 06-36-411-003, 06-36-411-004, and 06-36-411-005

Commonly known as: 1794 Lake St, 1840 Jackson Ct, 1901 Persimmon St., and 1941 Persimmon St., Hanover Park, Illinois 60133 (vacant property at the NW corner of Lake St. and Barrington Rd.)

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.