



Village of Hanover Park Administration

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

hpil.org

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DATE: October 29, 2025
SUBJECT: **Public Hearing** for a Master Planned Development with a Design Exception for 2140-2170 Devon Ave
TO: Property Owners within 250 feet of 2140-2170 Devon Ave
FROM: Community & Economic Development Department

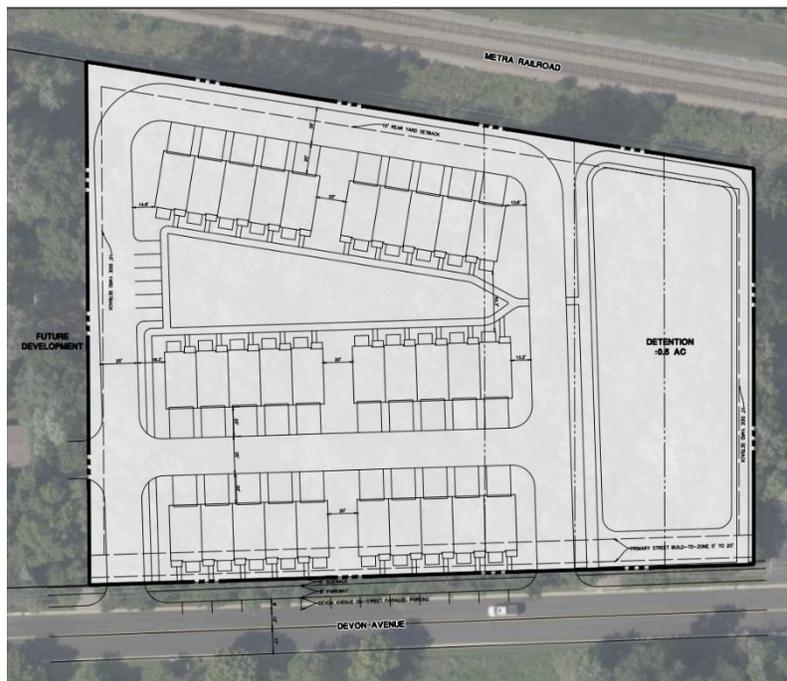
You are receiving this notice as you own property within 250' of a site that is being considered for development. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park. The applicant is proposing an approximately 30-unit townhome community. The formal legal notice is attached which lists the exceptions requested.

The details of the application are as follows:

Location: 2140-2170 Devon Ave (north side of Devon, near the border with Bartlett)
Applicant: Warren McElwain (applicant) on behalf of New Ventures Development INC.
Public Hearing: **Thursday, November 13, 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 30 townhome units in 6, 5-unit, 3-story buildings. The proposal includes new open space, streetscaping, and cross access to enable development on adjacent parcels . A Public Hearing is needed for the approval of the overall Master Planned Development Regulating Plan, along with Design Exceptions to the Village's Zoning Code.

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.



PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, November 13, 2025 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Warren McElwain of New Ventures Development INC. (applicant and property owner) for approval of a Master Plan Development (MPD) Regulating Plan, per 110-9.2. and a Design Exception from Sec. 110-9.3.6.(1) the Village of Hanover Park Zoning Code which allows 1 unit to front an open space for every 3 units fronting a street (proposed at about 2 units fronting an open space for every 1 unit fronting a street) to permit the construction of an approximately 30-unit townhome at the property currently zoned Village Center Mixed Residential (VC-R) district, and legally described as:

LOTS 10 THROUGH 12 IN THE FEURHAKEN'S SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 2 ACRES OF THE WEST 4 ACRES (THE EAST LINE OF WHICH IS PARALLEL TO THE WEST LINE THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE DIVISION LINE OF SAID SOUTHWEST QUARTER AS MARKED BY OLD FENCE LINE; THENCE NORTH ALONG THE DIVISION LINE AS MARKED BY THE OLD FENCE LINE 396.4 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST PAUL & PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 1285.02 FEET THENCE 155.15 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1260.6 FEET EAST FROM THE PLACE OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1260.6 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SAID COOK COUNTY AND STATE OF ILLINOIS.

PINs: 06-36-310-016, 06-36-310-017, 06-36-310-018, 06-36-310-030

Commonly known as: 2140, 2150, 2160, AND 2170 Devon Ave.

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.