



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: August 23, 2022

SUBJECT: **Public Hearing** to consider a request from Paul Swanson for a development of 42 townhomes on the southwest corner of Stearns Rd. and Redford Ln.

TO: Property Owners within 250' of the property

FROM: Community & Economic Development Department

This notice is being sent to you as an owner of a property located within 250-feet of the property at the southwest corner of Stearns and Redford. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park.

Project: Construction of 42 townhomes
Request: - A rezoning from the current R-2 Single Family Residence District to R-4 Multifamily Residence District
- A Planned Unit Development to develop the project as a unit with shared amenities, stormwater management, parking, etc.
- A Special Use to allow for 6 town homes in a building (Code allows 4 by right)
- A Plat of Subdivision

Location: The vacant 5.98-acre lot at the NW corner of Stearns & Redford – see map below (PIN: 01-12-101-013)

Applicant: Paul Swanson on behalf of Equity Trust Company

Public Hearing: **Thursday, September 8, 2022, at 7:00 pm**
Room 214, Village Hall, 2121 Lake Street, Hanover Park, IL

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.



The proposed development will provide 4 parking spaces per unit, two in a garage and two surface spaces in shared parking areas. More than 50% of the lot will be left as open or landscaped space, including over an acres in a preserved wetlands area and a buffer. Additional common amenities include a gazebo, deck overlooking the wetlands, landscaped courtyard, walking paths, connection to the dog park and stormwater detention.



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 8, 2022 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Paul Swanson of Equity Trust Company (applicant) on behalf of the Catholic Diocese of Joliet (property owner) for a Planned Unit Development of 42 townhomes in 7 buildings with common detention and parking (per Section 110-4.6), a Plat of Subdivision (per Chapter 90), a Map Amendment from R-4 Single Family Residence District to R-4 Multifamily Residence District (per Section 110-4.8), and a Special Use for single-family attached row dwellings (party wall) with more than four dwellings in a row or building (per Sections 110-4.5 and 110-5.6).

PIN: 01-12-101-013

Commonly Known As: The Southwest Corner of Stearns and Redford

The property is legally described as:

PARCEL1:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF STEARNS ROAD, AS ESTABLISHED BY WAYNE TOWNSHIP COMMISSIONERS AND RECORDED ON PAGES 15 AND 16 OF WAYNE TOWNSHIP RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES 30 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 876.62 FEET MORE OR LESS, TO THE CENTERLINE OF JEFFERSON STREET; THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 709.36 FEET, MORE OR LESS, TO THE CENTERLINE OF SAID STEARNS ROAD; THENCE NORTH 87 DEGREES 18 MINUTES 56 SECONDS WEST, 1742.07 FEET, MORE OR LESS, TO A LINE THAT IS 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE BAKER FARM; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 611.18 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES 24 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE, 862.38 FEET MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THERE FROM ALL THAT PART FALLING IN RELOCATED STEARNS ROAD AS DEDICATED BY DOCUMENT NUMBER R90-136589 AND EXCEPTING THEREFROM ALL THAT PART LYING EAST OF THE WEST LINE AND THE WEST LINE EXTENDED SOUTHERLY OF REDFORD AS DEDICATED BY DOCUMENT R90-136590, IN DUPAGE COUNTY, ILLINOIS, AND EXCEPT THE FOLLOWING PARCEL:

THAT PART OF STEARNS ROAD LYING NORTH OF THE CENTER LINE OF STEARNS ROAD AS SHOWN ON THE PLAT OF FIRST ADDITION TO TREND, RECORDED

FEBRUARY 4, 1972 AS DOCUMENT R72-5542, LYING SOUTH OF THE NORTHERLY LINE OF STEARNS ROAD, AS OCCUPIED; LYING WEST OF THE WEST LINE OF REDFORD LANE (AS DEDICATED ON SAID PLAT OF FIRST ADDITION TO TREND), EXTENDED NORTH, AND LYING EAST OF THE WEST LINE OF THAT PROPERTY ACQUIRED BY JOSEPH L. IMESCH, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF JOLIET, AS SUCCESSOR TRUSTEE, BY DEED RECORDED SEPTEMBER 28,1987 AS DOCUMENT R87-142378, AS VACATED BY A VACATION ORDINANCE RECORDED AUGUST 9, 1990 AS DOCUMENT R90-101370, ALL IN THE NORTH ½ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF STEARNS ROAD LYING NORTH OF THE CENTER LINE OF STEARNS ROAD AS SHOWN ON THE PLAT OF FIRST ADDITION TO TREND, RECORDED FEBRUARY 4, 1972 AS DOCUMENT R72-5542, LYING SOUTH OF THE NORTHERLY LINE OF STEARNS ROAD, AS OCCUPIED; LYING WEST OF THE WEST LINE OF REDFORD LANE (AS DEDICATED ON SAID PLAT OF FIRST ADDITION TO TREND), EXTENDED NORTH, AND LYING EAST OF THE WEST LINE OF THAT PROPERTY ACQUIRED BY JOSEPH L. IMESCH, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF JOLIET, AS SUCCESSOR TRUSTEE, BY DEED RECORDED SEPTEMBER 28, 1987 AS DOCUMENT R87-142378, AS VACATED BY A VACATION ORDINANCE RECORDED AUGUST 9, 1990 AS DOCUMENT R90-101370, ALL IN THE NORTH ½ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PARCEL3:

THAT PART OF STEARNS ROAD LYING SOUTH OF THE CENTER LINE OF STEARNS ROAD, AS SHOWN ON THE PLAT OF FIRST ADDITION TO TREND, RECORDED FEBRUARY 4,1972 AS DOCUMENT R72-5542, LYING NORTH OF THE SOUTHERLY LINE OF STEARNS ROAD, AS SHOWN ON SAID PLAT OF FIRST ADDITION TO TREND; LYING WEST OF THE WEST LINE OF REDFORD LANE (AS DEDICATED ON SAID PLAT OF FIRST ADDITION TO TREND), EXTENDED NORTH, AND LYING EAST OF THE WEST LINE, EXTENDED SOUTH, OF THAT PROPERTY ACQUIRED BY JOSEPH L. IMESCH, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF JOLIET, AS SUCCESSOR TRUSTEE, BY DEED RECORDED SEPTEMBER 28, 1987 AS DOCUMENT R87-142378, ALL IN THE NORTH ½ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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.