



# 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

Village President  
Rodney S. Craig

Village Clerk  
Eira L. Corral Sepúlveda

Trustees  
Liza Gutierrez  
James Kemper  
Herb Porter  
Bob Prigge  
Rick Roberts  
Sharmin Shahjahan

Village Manager  
Juliana A. Maller

## **VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION WORKSHOP**

2121 Lake Street, Hanover Park, IL  
Municipal Building, Room 214

*Held pursuant to 7(e) of the Open Meetings Act (5 ILCS 120/7(e))*

**AUDIO AND VIDEO CONFERENCE**

**(also including in-person attendance)**

**2121 W. Lake Street, Hanover Park, IL 60133**

**Wednesday, April 21, 2021**

**5:30 p.m.**

As the Village of Hanover Park continues to follow social distancing requirements and guidelines established in Governor Pritzker's Restore Illinois Plan: the Governor has issued a disaster declaration related to a public health disaster throughout all of the State of Illinois as defined in Section 4 of the Illinois Emergency Management Act; and the Village President has determined that an in-person meeting conducted under the Open Meetings act is not practical or prudent because of the disaster, accordingly the Village Board public meeting will be held by audio and video conference (in-person attendance is also available) without the requirement of a quorum being present.

**Dial in option:**

US: (312) 626-6799

Webinar ID: 825 5779 5717

Password: 270048

Register in advance if you wish to attend the meeting remotely:

<https://us06web.zoom.us/j/82557795717>

After registering, you will receive a confirmation email containing information about joining the webinar.

**Public Comment:**

If you would like to comment at the Town Hall session of the meeting, you may do so if you are present at the meeting location site, 2121 W. Lake Street, Hanover Park, Illinois. Otherwise, please submit your comments online at: [www.hpil.org/publiccomment](http://www.hpil.org/publiccomment).

Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments received by 5:00 PM the day of the meeting will be read under Townhall Session.

## **AGENDA**

- 1. CALL TO ORDER – ROLL CALL**
- 2. ACCEPTANCE OF AGENDA**
- 3. DISCUSSION TOPICS:**
  - 3-a. Village Center Zoning**
- 4. ADJOURNMENT**



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April 5, 2021

To: Development Commission  
Mayor Craig  
Village Clerk Eira Corral Sepulveda

The undersigned Chair of the **Development Commission** has determined that an in-person meeting conducted under the Open Meetings Act for the **Development Commission** regular meeting, scheduled for **April 21, 2021 at 7:00 p.m.** is not practical or prudent because of the COVID-19 emergency and disaster as reflected in the Governor's statewide and the Village President's disaster declarations, which are both currently in effect and will be on **April 21, 2021**.

In particular, the Governor, on Friday, April 2, 2021, issued Executive Order 2021-06, concerning the 1,240,000 and growing infected Illinois residents and approximately 21,300 loss of life from the Pandemic, and reissued 31 Executive Orders relating to COVID-19 including Section 6 of Executive Order 2020-7 concerning relaxing in person meeting requirements which was extended by his Order 06 to May 1, 2021. Further, the Governor, has resumed holding daily news briefing wherein his COVID-19 reports indicate Illinois' COVID-19 statistics are showing progression and they are of heightened concern. The Governor has sought more effort from local officials to better enforce social distancing and show more concern for health rules and regulations concerning the spread of COVID-19.

Accordingly, the **April 21, 2021 Development Commission** meeting will be held pursuant to the requirements of Section 7(e) of the Open Meetings Act 5ILCS 120/7(e).



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Joe Serauskas, Chairperson  
Development Commission

**Village of Hanover Park  
Community & Economic Development Department**



**STAFF MEMORANDUM**

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**TO:** Chairman Serauskas and members of the Development Commission

**FROM:** Shubhra Govind, Director of Community & Economic Development

**SUBJECT:** Village Center / TOD Zoning District

**ACTION**

**REQUESTED:**  Approval  Disapproval  Discussion

**MEETING DATE:** Special Workshop Meeting April 21, 2021

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**REQUEST SUMMARY:**

Please review the attached background materials. A presentation will be made during the workshop for discussion.

**BACKGROUND:**

In 2010, Hanover Park adopted a Comprehensive Plan which identified the "Village Center-TOD" area as a well-planned, transit-oriented, mixed-use, compact development in Hanover Park. In 2012, the Village in partnership with the RTA also completed and adopted the Hanover Park Village Center Transit-Oriented Development Plan which was updated in 2017 and refined in 2018. Recommendations from these plans to acquire key parcels and burial of overhead utilities have already been implemented and streetscape improvements are being completed, to attract private sector investment. Additionally, the Village Center TIF District was amended to include the south commuter lots for redevelopment, and the life of the TIF was extended by 12 years.

Changes are needed to the Village's Zoning Code in order to enable this vision. The establishment of a new zoning district would enable TOD principles in a limited, geographically defined area, and additional design guidelines can also be implemented.

The Village applied for and was successful in receiving a grant via CMAP and RTA, where a consultant (Leslie Oberholtzer of Codametrics) has been hired to work on this process, under Village guidance, and is being paid for by the grant (no cost to the Village). The Scope of Services is attached.

**DISCUSSION:**

There are almost 140-acres of vacant land in the Village Center area, ripe and ready for development. Market changes, housing market crash, existence of wetlands, and fragmented ownership, are all factors that have contributed to the slow development of this area. Our current zoning code can benefit from modifications that allow for TOD principles – such as mixed-use districts, design and siting of buildings that encourage

more pedestrian interaction (rather than being auto-oriented), encourage use of public transit, and provide a 'downtown' type environment.

Clearly defined regulations that require desired features make a development more 'predictable', instead of these having to be negotiated on a case-by-case basis. Similarly, a streamlined process based on adopted requirements enables more efficient approvals. It is the goal of this process to have these in place for our new Village Center area, where several requirements (bulk, density, site planning, etc.) could be different from the remainder of the Village.

### **PROCESS:**

While an Advisory Group/Steering Committee was previously identified and a meeting was held, participation was limited. Considering the Village Center Zoning is an implementation tool for a previously adopted vision, the Development Commission is requested to review and provide feedback as draft regulations are formulated. Any amendments to the Zoning Code will follow the required Public Hearing process.

To date, the following has occurred:

- ✓ Prior adopted plans and zoning information provided to consultant
- ✓ Consultant review of documents and background materials
- ✓ Advisory Group/Steering Committee kick off mtg

Next steps include:

- Consultant to provide introductory background to Development Commission that will form the basis for the new zoning
- Prepare first draft based on feedback
- Public workshop
- Village Board update
- Prepare final draft of code and map
- Public hearing process (Development Commission to hold the hearing, make recommendations and forward to Village Board for final action).

The consultant will make a presentation to the Development Commission which will include a review of the background material, previously adopted plans for the TOD area – including design guidelines, what the new zoning district(s) will enable, and lay the foundation for the new regulations.

### **RECOMMENDATION**

This is an important meeting, and your participation and feedback are very valuable. Please review the background materials provided. Consultant and staff will be at hand to discuss and answer questions. Feel free to send any questions in advance.

### **ATTACHMENTS/LINKS**

- Exhibit 1 - Scope of Services
- Exhibit 2 - [2012 Village Center/TOD Plan](#) (document linked, not attached)
- Exhibit 3 - [2017 Village Center Plan update](#) (document linked, not attached)
- Exhibit 4 - 2018 Streetscape Improvements

# VILLAGE OF HANOVER PARK

## RFP for TOD Zoning District

July of 2020



175 W. Jackson Boulevard  
Chicago, IL 60604

312-913-3200  
[www.rtachicago.org](http://www.rtachicago.org)

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# Project Description

The Regional Transportation Authority (RTA) on behalf of the Village of Hanover Park is seeking to procure the services of a consultant to update the Village Zoning Code in order to establish a new TOD zoning district near the Hanover Park Metra station.

## Background

In 2010, Hanover Park adopted a [Comprehensive Plan](#) which identified the "Village Center-TOD" area as a well-planned, transit-oriented, mixed-use, compact development in Hanover Park. In 2012, the Village in partnership with the RTA also completed and adopted the [Hanover Park Village Center Transit-Oriented Development Plan](#) which was further updated in [2017](#).

Recommendations from these plans to acquire key parcels and burial of overhead utilities have already been implemented and streetscape improvements have begun in order to attract private sector investment. Additionally, the Village Center TIF District has been amended to include the south commuter lots for redevelopment, and the life of the TIF has been extended by 12 years.

However, the Village's Zoning Code is not conducive to enabling this vision without major changes. The Village's current zoning code requires 3 to 4 parking spaces/unit, only 12 units/acre density and segregated land uses, which is not in keeping with best TOD practices. A variance and/or a PUD process would be required to enable any development in the Village Center, which would not only be burdensome, time consuming and expensive for developers, but also a deterrent in the decision-making process. The Village Center is an area where the requirements for density and parking would be justifiably different compared to the remainder of the Village. Therefore, the Village seeks to establish a new zoning district.

## Project Goals

The new zoning district should generally enable the vision created in the Comprehensive Plan and Hanover Park Village Center Transit-Oriented Development Plan and its update.

- Redefine land use, Permitted and Special Uses, parking, density, bulk requirements, and design guidelines that prepare the Village for the potential of redevelopment, creating a new Village Center.
- Review zoning process/procedures to ensure it is consistent and clear to developers and residents. If needed, make the zoning regulations easier to understand and use, especially for developers including updated or new illustrations for the zoning ordinance.
- Evaluate the nonconformities chapter to ensure it addresses how to deal with existing structures.

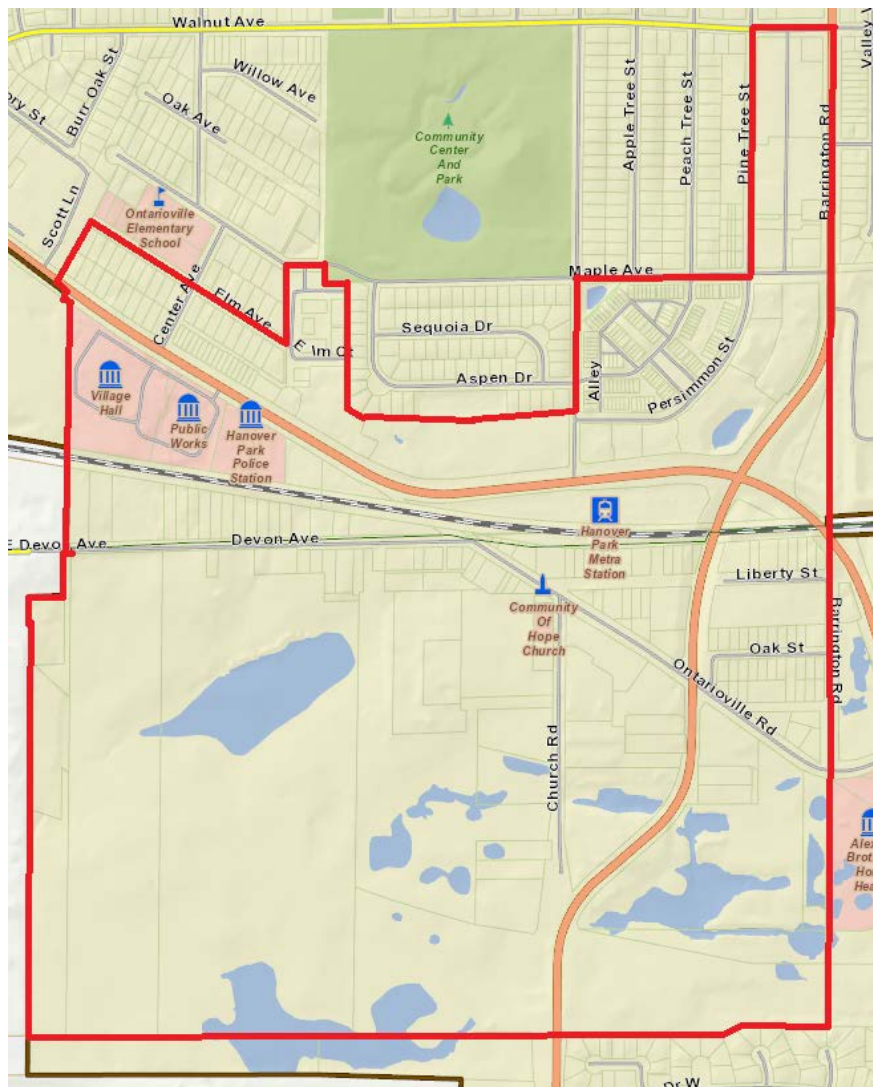


- Build upon and expand existing design standards in the Village Center TOD Plan and Comprehensive Plan for commercial, multifamily and townhouses.

## Project Management

A Steering Committee will be established by the Village to provide input and feedback to the consultant team, review interim draft documents, and ultimately support the adoption of the final deliverable. The Steering Committee will include representatives from the Village of Hanover Park, RTA, and also include key area stakeholders. The Steering Committee will meet regularly throughout the process to review and discuss the TOD zoning code update and to collaborate on key decisions. The RTA will provide day-to-day consultant project management oversight, with guidance and input from the Village of Hanover Park staff.

## Study Area



# Scope of Services

The Village will establish a Steering Committee to provide input and feedback to the consultant team, review interim draft documents, and ultimately support the adoption of the final deliverable. The Scope of Services for the consultant include:

## Task 1: Review Existing Code and Plans

Village staff will provide the consultant team all the adopted plans, zoning maps and documents, and other relevant background materials pertaining to the Village's plans, zoning, and adoption processes. The consultant team will review these materials to gain an understanding of the community's vision and goals.

The consultant will check-in frequently with village staff to confirm expectation and process.

## Task 2: Project Kick-off with Steering Committee

The consultant will be responsible for hosting committee meetings. This first kick off meeting could potentially be a Village Board workshop format, with the Steering Committee members invited and the meeting being open to the Public. Consultant to lay the ground work.

Deliverables: Meeting agenda, presentation, and summary notes

## Task 3: Prepare Draft Zoning District

The Village has already collected a significant amount of feedback from the community that the consultant will use alongside the steering committee to put forward draft zoning code amendments. The consultant will provide a draft zoning code amendment including proposed changes to uses, parking, density and bulk standards, and present to the steering committee for feedback.

Deliverables: Draft TOD Zoning District  
Presentation(s) of the draft zoning district and map  
Mtg. Agenda and summary

## Task 4 : Public Workshop

Once the draft amendments are complete, and modifications made, per feedback from the Steering Committee, a public workshop will be held to solicit input and feedback from all interested residents, groups, and organizations in the Village. At the workshop, the consultant

will present the summary findings of the zoning analysis and solicit feedback from attendees about the direction of the new zoning district.

Deliverables: Summary presentation of Zoning Analysis and proposed TOD District  
Engagement strategy to solicit feedback from workshop attendees

## **Task 5 : Village Board Update**

The consultant will present a summary of the process so far and an overview of the draft zoning district for feedback to ensure the committee and staff are moving in a direction the Board is comfortable with and to continue refinements to the draft amendments. This will likely be at a Workshop meeting of the Village Board.

Deliverables: Presentation summary of process and zoning code amendments  
Meeting summary notes

## **Task 6: Prepare Final TOD Zoning District Code and Zoning Map Amendments**

Based on input and direction of the Steering Committee and the Village Board, the consultant team will prepare draft zoning code amendments and any corresponding zoning map revisions for staff and the Steering Committee to review. The consultant team will coordinate with Village staff to ensure the zoning regulations and map will be produced in a digital and editable format acceptable to the Village.

Deliverable: Final TOD Zoning District  
Presentation(s) of the final zoning district and map

## **Task 8: Development Commission Hearing Process and Formal Adoption by Village Board**

The consultant team will present the proposed zoning districts to the Village of Hanover Park Board and Development Commission. Working with Village staff, the consultant team will review and address comments and refine the draft regulations accordingly. The consultant team will provide on-call support and guidance as the zoning code amendment approval progresses through the Village of Hanover Park adoption process.

Deliverables: Presentation(s) of the new zoning district and map  
Support at Development Commission and Board Meeting

# A Vision for Village Center



Hanover Park<sup>USA</sup>

## PROJECT OVERVIEW

In early 2018, the Village of Hanover Park kicked off a design process to re-imagine the future of Village Center. The vision began with a broader look at the context adjacent to the Metra station and the potential to diversify land uses with a variety of new housing types, as well as enhanced retail and entertainment uses. Creating an active, vibrant Village Center is a key goal of the plans. A central tenet to reinvigorating this area is the establishment of a well-connected public open space system that links the existing Ontarioville Park to a beautiful new Ontarioville Plaza and future larger-scale park spaces oriented around natural features. In essence, these open spaces become the hubs of activity for day to day gathering and community-wide events.

The first phase of implementing this vision includes three components: an improved Ontarioville Park roadway, streetscape enhancements along Ontarioville Road and Devon Avenue, and the new Ontarioville Gateway Plaza. These initial pieces will establish a framework for future redevelopment and revitalization of the area.



Conceptual renderings of Ontarioville Plaza



Master Plan Vision for Village Center. The businesses in this area will remain open throughout construction.

# KEY FEATURES

The key features for Phase One of the project include:

## Ontarioville Road and Devon Avenue Streetscape

- New sidewalks, lights, trees, and landscaping
- Seating pockets
- Additional public parking
- Additional crosswalks at key locations
- Overhead utility burial
- Narrowed street

## Ontarioville Park

- New pathways, lights, seating/gathering areas
- Improved lawn areas for events
- New gazebo

## Ontarioville Plaza

- New lighting, including overhead Tivoli lights
- Intimate event lawn and stage area
- An interactive water feature
- A variety of seating and gathering places
- Special paving
- Trees and landscaping
- Flexible spaces for smaller events

Construction for these projects is scheduled to begin in Fall 2019.



Phase One includes an improved Ontarioville Park, streetscape enhancements along Ontarioville Road and Devon Avenue, and a new Ontarioville Plaza.

## More Information

For more information, please contact:

### Future Development:

Shubhra Govind

Community & Economic Development Director

630.823.7581

sgovind@hpil.org

### Construction:

Andrew Sikich

Village Engineer / Asst. Director of Public Works

630.823.5700

asikich@hpil.org

# NEXT STEPS

## Phase I

2019–2020

- Overhead utility burial
- Devon/Ontarioville Streetscape
- Ontarioville Park
- Ontarioville Plaza

## Phase II

Redevelopment of South Community Lot

- Parking
- Multifamily Housing
- Retail Component
- Street Realignment
- 2020 - Request for Developer Qualifications

## Phase III

Liberty Street Extension

- Street Realignment
- Multifamily Housing
- Retail Component

# LEGEND

- A** SMALL LOT SINGLE FAMILY
- B** REAR LOADED TOWNHOMES  
• 25' x 50' units
- C** LIBERTY PARK
- D** EXISTING BUILDING  
• Adaptive use restaurant/retail frontage, 14,000 SF
- E** LIBERTY STREET STREETScape  
• Pavers, lights, trees, outdoor seating
- F** NEW COMMERCIAL  
• 3,500 to 6,000 SF
- G** NEW ONTARIOVILLE GATEWAY PLAZA
- H** NEW ROUNDABOUT
- I** APARTMENT BUILDINGS WITH STRUCTURED PARKING  
• +/- 140 units
- J** COMMUTER PARKING DECK  
• 560 spaces
- K** APARTMENT BUILDING WITH STRUCTURED PARKING  
• +/- 150 units
- L** STORMWATER MANAGEMENT AREA



CITY OF HANOVER PARK

## PRELIMINARY ONTARIOVILLE DISTRICT | CONCEPT A

HANOVER PARK, ILLINOIS

**DRAFT**

SCALE: 1"=100'  
0 50 100 200 NORTH

MAY 2018

**THE LAKOTA GROUP.**  
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