

NOTICE OF PUBLIC HEARING
HANOVER PARK DEVELOPMENT COMMISSION

Request for (i) Zoning Ordinance Text Amendments to create the following zoning districts: VC-C, Village Center - Mixed-Use Core; VC-R, Village Center - Mixed Residential; VC-N, Village Center - Neighborhood Mix; VC-P, Village Center - Public and Institutional; and (ii) Map Amendments (Rezoning) Certain Properties to the Proposed Village Center Zoning Districts VC-C; Village Center - Mixed-Use Core; VC-R, Village Center - Mixed Residential; VC-N, Village Center - Neighborhood Mix; and VC-P, Village Center - Public and Institutional;

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, June 9, 2022 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by the Village of Hanover Park for (i) a Text Amendment to the Village's Comprehensive Zoning Ordinance creating a new Article IX "Village Center (VC) Zoning Districts" for the purpose of implementing the Village Center and Transit Oriented Development Plan and creating a downtown to accommodate rezoning of existing properties currently located in the R, Single Family Detached Residential District; R-4, Multi-Family Residential District; B-2, Local Business District; B-P, Business Park District; H, Ontarioville Historic District; and (ii) Map Amendments (rezoning) for the purpose of changing the zoning classifications of properties within the designated areas shown on the attached map to the new zoning districts in the new Article IX. The proposed zoning districts in the new Article IX are significantly different than the existing zoning districts they are replacing.

The proposed amendment shall affect all properties within the area described below.

LEGAL DESCRIPTION:

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE PARCELS BOUNDED BY THE WESTERLY LINE OF COUNTY FARM ROAD, THE NORTHEASTERLY LINE OF ONTARIOVILLE ROAD, AND THE SOUTHERLY LINE OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); THE PARCELS BOUNDED BY THE WESTERLY AND NORTHWESTERLY LINES OF COUNTY FARM ROAD, THE EASTERLY LINE OF CHURCH ROAD, AND THE SOUTHWESTERLY LINE OF ONTARIOVILLE ROAD; THE PARCELS BOUNDED BY THE EASTERLY LINE OF COLOMBO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, THE SOUTHERLY LINE OF DEVON AVENUE, THE SOUTHWESTERLY LINE OF ONTARIOVILLE ROAD, THE WESTERLY LINE AND SOUTHERLY EXTENSION THEREOF OF CHURCH ROAD, AND THE SOUTHERLY LINE OF THE NORTH HALF OF SAID SECTION 1; LOTS 2 AND 3 IN SAID COLOMBO'S SUBDIVISION, ALL IN HANOVER PARK, DUPAGE COUNTY, ILLINOIS.

ALSO, THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE PARCELS BOUNDED BY THE WESTERLY CORPORATE LIMIT LINE OF THE VILLAGE OF HANOVER PARK, THE NORTHERLY LINE OF DEVON AVENUE, AND THE SOUTHERLY LINE OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); THE PARCELS BOUNDED BY THE WESTERLY CORPORATE LIMIT LINE OF THE VILLAGE OF HANOVER PARK, THE SOUTHERLY AND SOUTHWESTERLY LINES OF LAKE STREET, THE WESTERLY LINE OF COUNTY FARM ROAD, AND THE NORTHERLY LINE OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); LOTS 28 THRU 31 IN CHURCH STREET STATION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THE PARCELS ADJOINING THE NORTHERLY LINE OF LAKE STREET, WESTERLY OF

THE WEST LINE OF CHURCH STREET AND EASTERLY OF THE EASTERLY LINE OF CENTER AVENUE; LOTS 11 THRU 20, IN BLOCK 24 IN GRANT HIGHWAY SUBDIVISION ONTARIOVILLE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SAID SECTION 36 (EXCEPTING THEREFROM THAT PART TAKEN FOR ROADWAY PURPOSES), ALL IN HANOVER PARK, COOK COUNTY, ILLINOIS

ALSO, THAT PART OF THE WEST 121.8 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE EAST 201.9 FEET OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36 WHICH IS 1254.0 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 AND 66.0 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH ON SAID EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36; 66.0 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 121.80 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, 437.0 FEET TO A POINT ON SAID LINE WHICH IS 490.57 FEET NORTH OF THE CENTER LINE OF THE HIGHWAY KNOWN AS THE CHICAGO AND ELGIN ROAD ALSO LAKE STREET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 201.80 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 104.71 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 90.87 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 216.74 FEET TO THE CENTER OF LAKE STREET AFORESAID; THENCE 60 DEGREES 04 MINUTES WEST ALONG THE CENTER OF LAKE STREET 34.62 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 807.18 FEET; THENCE EAST 201.9 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART FALLING WITHIN LAKE STREET AND THAT PART CONVEYED TO THE VILLAGE OF HANOVER PARK BY INSTRUMENT RECORDED AS DOCUMENT 0030148146, ALL IN HANOVER PARK, COOK COUNTY, ILLINOIS.

A copy of the proposed Village Center Zoning Code is on file with the Hanover Park Community Development Department at 2121 W. Lake Street, Hanover Park, Illinois, and is available for public inspection during the following business hours: Monday, Tuesday, Thursday, Friday - 8:00am - 4:30pm. The Village Hall is closed to the public on Wednesday, Saturday and Sunday. A copy of the proposed map and text amendments are also available online at www.hpil.org/VillageCenterZoning. All persons wishing to be heard will be given an opportunity to be heard. Questions or comments may be submitted orally, in writing, or both.

PHYSICAL ADDRESS IN HANOVER PARK IL 60133	PIN	CURRENT ZONING		PROPOSED ZONING
6200 Church Rd	0101204010	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
6211 Church Rd	0101203007	B-P	Business Park District	VC-R: Village Center Mixed Residential District
6211 Church Rd	0101203006	B-P	Business Park District	VC-R: Village Center Mixed Residential District
6250 Church Rd	0101208017	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
6350 Church Rd	0101203015	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
7n536 Church Rd	0101208013	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
7n548 Church Rd	0101208004	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
7n728 Church Rd	0101203012	H	Ontarioville Historic District	VC-P: Village Center Public & Institutional Dist
7n500 County Farm Rd	0101208015	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
7n630 County Farm Rd	0101204009	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
Devon Ave	06363100180000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
1971 Devon Ave	0101201005	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District

1975 Devon Ave	0101201004	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1981 Devon Ave	0101201003	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1985 Devon Ave	0101201002	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1989 Devon Ave	0101201001	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2000 Devon Ave	06364020250000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2010 Devon Ave	06364020240000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2020 Devon Ave	06363100270000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2021 Devon Ave	0101105003	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2030 Devon Ave	06363100260000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2030 Devon Ave	06363100250000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2050 Devon Ave	06363100240000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2058 Devon Ave	06363100230000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2064 Devon Ave	06363100220000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2070 Devon Ave	06363100210000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2080 Devon Ave	06363100200000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2089 Devon Ave	0101105004	B-P	Business Park District	VC-R: Village Center Mixed Residential District VC-N: Village Center Neighborhood Mix District
2089 Devon Ave	0101105006	B-P	Business Park District	VC-R: Village Center Mixed Residential District
2090 Devon Ave	06363100190000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2150 Devon Ave	06363100170000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2160 Devon Ave	06363100160000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2170 Devon Ave	06363100300000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2180 Devon Ave	06363100410000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
27w607 Devon Ave	0101100019	R	Single Family Detached Residence	VC-N Village Center Neighborhood Mix
27w607 Devon Ave	0101100017	R	Single Family Detached Residence	VC-N Village Center Neighborhood Mix
21w471 DEVON AVE	0101105007	B-P	Business Park District	VC-N: Village Center Neighborhood Mix District
27w272 Devon Ave	06363100400000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
27w311 Devon Av	0101201007	B-P	Business Park District	VC-R: Village Center Mixed Residential District
27w351 DEVON AVE	0101201006	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w367 Devon Ave	0101200003	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w377 Devon Ave	0101200002	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w387 Devon Ave	0101200001	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w415 Devon Ave	0101105002	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w431 Devon Ave	0101105001	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1905 Elm Ct	06363070260000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1915 Elm Ct	06363070190000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1900a Elm Ct	06363070210000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1910a Elm Ct	06363070180000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1920a Elm Ct	06363070200000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1930a Elm Ct	06363070220000	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1840 Jackson St	06364110030000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1794 W Lake St	06364110020000	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
1830 W Lake St	06364020270000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
1975 W Lake St	06364020210000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2000 W Lake St	06364070210000	B-2	Local Business District	VC-R: Village Center Mixed Residential District
2007 W Lake St	06364020260000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2011 W Lake St	06363100590000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2015 W Lake St	06363100610000	B-2	Local Business District	VC-P: Village Center Public & Institutional Dist
2016 W Lake St	06363090330000	B-2	Local Business District	VC-R: Village Center Mixed Residential District

2018 W Lake St	06363090320000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090190000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090200000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090210000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090220000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090230000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090240000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2020 W Lake St	06363090250000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2041 W Lake St	06363100480000	B-2	Local Business District	VC-P: Village Center Public & Institutional Dist
2043 W Lake St	06363100620000	B-2	Local Business District	VC-P: Village Center Public & Institutional Dist
2045 W Lake St	06363100600000	B-2	Local Business District	VC-P: Village Center Public & Institutional Dist
2064 W Lake St	06363090100000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090110000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090120000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090130000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090140000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090150000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090160000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090170000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2064 W Lake St	06363090180000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2120 W Lake St	06363080200000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2121 W Lake St	06363100050000	B-2	Local Business District	VC-P: Village Center Public & Institutional Dist
2128 W Lake St	06363080190000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2136 W Lake St	06363080180000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2144 W Lake St	06363080170000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2152 W Lake St	06363080160000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2160 W Lake St	06363080150000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2164 W Lake St	06363080140000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2172 W Lake St	06363080130000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2184 W Lake St	06363080120000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
2192 W Lake St	06363080110000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
27w104 Liberty St	0101202012	R-4	Multi Family Residence District	VC-C Village Center Mixed Use Core
27w136 Liberty St	0101202009	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
27w210 Liberty St	0101202006	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
1700 Ontarioville Rd	0101204011	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1800 Ontarioville Rd	0101204001	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1850 Ontarioville Rd	0101204002	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
1900 Ontarioville Rd	0101202029	H	Ontarioville Historic District	VC-P: Civic & Open Space
1911 Ontarioville Rd	0101203011	H	Ontarioville Historic District	VC-P: Civic & Open Space
1920 Ontarioville Rd	0101202035	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District
1931 Ontarioville Rd	0101201013	H	Ontarioville Historic District	VC-P: Civic & Open Space
1951 Ontarioville Rd	0101201009	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District
1961 Ontarioville Rd	0101201008	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District
25w170 Ontarioville Rd	0101205041	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
27w170 Ontarioville Rd	0101205043	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
27w170 Ontarioville Rd	0101205041	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
27w185 Ontarioville Rd	0101205001	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
27w242 Ontarioville Rd	0101202003	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District

27w250 Ontarioville Rd	0101202002	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District
27w250 Ontarioville Rd	0101202030	H	Ontarioville Historic District	VC-C: Village Center Mixed-Use Core District
1901 Persimmon St	06364110040000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
1941 Persimmon St	06364110050000	B-2	Local Business District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101202011	R-4	Multi Family Residence District	VC-C Village Center Mixed Use Core
No Site Address	0101202013	R-4	Multi Family Residence District	VC-C Village Center Mixed Use Core
No Site Address	0101202032	R-4	Multi Family Residence District	VC-C Village Center Mixed Use Core
No Site Address	0101100018	R	Single Family Detached Residence	VC-N Village Center Neighborhood Mix
No Site Address	06364020170000	B-2	Local Business District	VC-P: Civic & Open Space
No Site Address	0101202008	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101202007	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101202028	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205004	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205005	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205006	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205007	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205008	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205045	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101205049	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101208018	B-P	Business Park District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101208004	B-P	Business Park District	VC-R: Village Center Mixed Residential District
No Site Address	0101204007	R-4	Multi Family Residence District	VC-R: Village Center Mixed Residential District
No Site Address	0101204013	R-4	Multi Family Residence District	VC-C: Village Center Mixed-Use Core District
No Site Address	0101203016	H	Ontarioville Historic District	VC-P: Village Center Public & Institutional Dist

Published by order of the
VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION

PROPOSED ZONING MAP

