



# 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](http://hpil.org)

Village President  
Rodney S. Craig

Village Clerk  
Kristy Merrill

Trustees  
Yasmeen Bankole  
Liza Gutierrez  
Syed Hussaini  
James Kemper  
Herb Porter  
Bob Prigge

Village Manager  
Juliana A. Maller

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

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

Thursday, November 10, 2022  
7:00 pm

### **AGENDA**

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ACCEPTANCE OF AGENDA**
4. **PRESENTATIONS/REPORTS:** None.
5. **APPROVAL OF MINUTES:**  
5-a. Minutes of October 13, 2022, Regular Meeting
6. **ACTION ITEM:** none
7. **TOWNHALL SESSION:** Persons wishing to address the public body must register prior to Call to Order. Public comment is limited to 5 minutes per speaker.
8. **OLD BUSINESS (NON-ACTION ITEMS):** None
9. **NEW BUSINESS (NON-ACTION ITEMS):**  
  
9-a. Development Commission Training Workshop provided by the Illinois Chapter of the American Planning Association and the Chaddick Institute at DePaul University
10. **ADJOURNMENT**



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## **VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING**

**Municipal Building, Room 214  
Hanover Park, IL**

**Thursday, October 13, 2022  
7:00 p.m.**

### **MINUTES**

#### **1. CALL TO ORDER: ROLL CALL**

**Chair Serauskas** called the meeting to order at 7:00 pm.

PRESENT: Commissioners: Alvarez, Clark, Fortney, Neil,  
Palazzo, Vice Chair Watkins,  
Chair Serauskas

ABSENT: Commissioners: Pazon

ALSO PRESENT: Community & Economic Dev. Director Govind, Planner  
Schwartz, Admin. Sjodin, Trustee Hussaini, Village  
Engineer Jon Stelle, Chief of Inspectional Services  
Stephen Capella, Deputy Police Chief Victor DiVito

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ACCEPTANCE OF AGENDA**

Chair Serauskas commented that there was a correction needed in the Agenda Action Item 6-a. The request for a Map Amendment should be from R-2 to R-4, not R-4 to R-4.

#### **4. PRESENTATIONS/REPORTS: None**

#### **5. APPROVAL OF MINUTES:**

Minutes of September 8, 2022 Regular Meeting

**Motion by Commissioner Clark, second by Vice Chair Watkins to accept the Minutes.**

**Voice Vote:** All Ayes

**Motion carried:** Minutes approved

**6-a. Continued Public Hearing** to consider a request for approval from Paul Swanson 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-2 Single Family Residence District to R-4 Multifamily Residence District (per Section 110-4.8), and a Special Use for more than four single-family attached dwellings in a building (per Sections 110-4.5 and 110-5.6).

**Commissioner Alvarez made a motion to continue the Public Hearing from October 13, 2022, which was seconded by Commissioner Clark.**

**Voice Vote: All Ayes**

**Motion carried.**

Planner Schwartz began his presentation with a recap of the project. He noted this is a continuation of last month's presentation and public hearing on September 8. He commented that two concept plans had been presented to the Development Commission, public feedback was incorporated, and the applicant submitted a formal application. He gave a brief project summary: 42 townhomes, 7 buildings with 6 units per building, 168 parking spaces, about 6.2 acres, zoned R-2 currently, .72 acres of wetlands, 3.4 acres of greenspace to be preserved, and a 30-foot setback from Redford.

Planner Schwartz reviewed the four requests that were made by the applicant:

- Rezone from R-4 to R-2
- Special Use for 6 units per building
- Planned Unit Development
- Preliminary plat of subdivision

He also noted that in addition, the sidewalk was extended along the north side, and the proposed pedestrian connection to the forest preserve was not supported by the Forest Preserve District of DuPage County. The area is already being used by residents in both Hanover Park and Bartlett to access the forest preserve/dog park area, the informal path does not lead to an entrance to the Forest Preserve. The Village will not require the applicant to put in a designated connection.

No subsequent public comments were received since the last public hearing.

Planner Schwartz noted that there were 5 primary concerns brought up at the last meeting regarding the development and provided input on each:

- Loss of the plant and tree buffer - the landscape buffer on the south end of the project is not within the project boundaries, so the plants there will not be affected by the project. Along the western edge, the applicant has proposed significantly more landscaping to provide buffering.
- Flooding and stormwater – both were reviewed by the applicant's engineers as well as the Village's engineer and an outside consultant. The project complies with the DuPage County stormwater ordinance, which ensures the stormwater conditions of the site will at least not be worsened, if not improved.
- Loss of animals and their habitat - wetlands are covered by federal regulations and will be preserved, in addition to a 50-foot buffer. Detention basins will be naturalized to include higher quality plant species than currently exist on site.
- Increased traffic and congestion when trying to exit the area – to improve traffic movement, a left turn lane was proposed, since the street is wide enough to accommodate one. The police department did some monitoring in the area, and, they found the traffic is consistent with other residential neighborhoods. A speed monitoring device was installed for 4 days from a Friday afternoon to Tuesday afternoon.

Paul Swanson, the petitioner, was sworn in. He commended staff at Hanover Park for being tough but fair and he is open to answering any questions.

The public hearing was opened to any residents wishing to speak.

Don Smith, 5465 McClean Lane, was sworn in. He questioned the validity of the traffic study since it was done in 2020 during the pandemic and showed 7,950 cars per day on Stearns Road. He cited a more recent traffic study as part of the 390-extension that indicated there were 18,800 cars per day on Stearns. Also, the portion of Stearns Road in the proposed project is under in the jurisdiction of Bartlett, not Hanover Park.

Deputy Chief DiVito commented that in mid-September, a speed trailer was positioned in the area. Additional patrols were also added. In total, about 450 extra minutes were covered in the area (about 7.5 hours). In that time, only 4 traffic stops were made.

Mr. Smith commented that the traffic flow through the neighborhood was not included in the Village's notes. He asked if a traffic study was done? He also asked if an environmental impact study was done. He commented that residents have seen sand hill cranes which is unusual for that area, and he believes it is a mating area for them. He also wanted to know where the water will flow since the existing culvert that drains his street will be covered by a road. He asked if the proposed bike path is still moving forward.

Planner Schwartz commented that the Forest Preserve rejected the bike path. Note, an environmental impact study is not required for residential developments on this site.

Village Engineer Jon Stelle commented that the proposed project is not allowed to negatively impact the neighborhood stormwater. He also stated that the storm sewer that is currently there will remain, unchanged. The area adjacent to the roadway and property line will drain to the west.

Robert Hetzel, 2168 Newport Circle, was sworn in. He was concerned about the site drainage's impact on the wetlands and asked if the new drainage would impact the wetlands' further growth. He also was concerned with the building size of the townhomes compared to nearby homes. He feels the configuration with the large parking lots does not fit in with the current community which is single family homes and that the project would be better suited for the NWC of Stearns and County Farm Road.

Engineer Stelle commented that DuPage County looks at existing flows into the wetlands and how future flow will impact the wetlands so that they do not flood or dry out. He noted that the applicant had a pre-application meeting regarding the topic to ensure everything is done correctly to avoid disturbing the current wetlands and drainage.

Varla Roberson, 2016 Tracy Court, was sworn in. She feels they will "stick out like a sore thumb" in that area with smaller homes. She asked what the price point will be for the townhomes and also commented that making a left turn onto Stearns from Redford takes 2-3 minutes in the mornings. She also noted that many people seem to be cutting through and speeding.

Mr. Swanson commented that the townhomes will be priced between \$350,000-\$375,000. Planner Schwartz commented that the proposed townhomes will only be two stories, not three as someone previously commented.

Patrick Sheehan, 510 Nicole Drive, was sworn in. He commented that the Village Ordinance allows for only 4 units per building, and this project is calling for 6 units. He feels they are trying to jam too many buildings into this project and that the land area is too small for that many buildings.

Note, projects with more than 4 units per building are permitted under the Zoning Code as a Special Use.

Pam Hetzel, 2168 Newport Circle, was sworn in. She commented that people cut through her subdivision already and this project will increase that number. She noted there have been accidents and that many kids play in the "circles" in the neighborhood and cross the street to go to the park; with more cars cutting through it will be more dangerous for the kids. She also feels the project will cause traffic jams.

Chair Serauskas asked the applicant, Mr. Swanson, if he is also the builder in addition to being the developer. He also asked if the townhomes will strictly be owned and not rentals.

Mr. Swanson stated that he is just the developer/architect, and that maybe 10% of the homes will be rentals. He also commented that he feels a left turn lane at Redford would be a great improvement, and he has good engineers and traffic people. Haeger & Associates studied the wetlands. There will be a 50-foot buffer around the wetlands, and it will be plants not just grass. The engineers are confident stormwater will be directed offsite and will not be an issue. The homes will only be two stories rather than the usual 2.5 stories.

Commissioner Clark commented that regarding the natural detention areas, will there be standing water creating a hazard to children or an ice hazard in the winter.

Mr. Stelle commented that there would be a 3 to 1 slope which is the maximum for a basin, so it will slope downward and not be a steep drop off. This is typical of most retention basins. There should not be an issue of falling since it would be only 6" deep, and when it freezes in the winter, if someone were to break through, the ground is only 6" below the ice.

Resident Robert Hetzel asked what the elevation of the wetlands is and what water would be flowing into the wetlands. Mr. Stelle commented that a certain amount of water will flow in to preserve the wetlands, and final engineering will determine how much water will actually flow into it.

Sammy Elnidani, 498 Nicole Drive, Bartlett, was sworn in. He wanted to know what will happen to the row of trees on the west side of the project. His house is on the southwest portion, and he likes the privacy of the tree line. Planner Schwartz commented that most of the trees along that area will be protected since it is up against the wetlands area.

There were no further questions or comments from Commission members.

**Commissioner Scot made a motion to close the Public Hearing, which was seconded by Commissioner Clark.**

**Voice Vote: All Ayes**

**Motion carried.**

Chair Serauskas requested Planner Schwartz present the staff Findings of Fact along with any special conditions to the Commission.

Planner Schwartz commented that at this time, the CC&Rs have not been finalized. Rental restrictions could be discussed at this time or they can wait until a final plat is submitted.

Chair Serauskas commented that if they have a recommendation to approve the project, discussing the CC&Rs would be considered. As of now, there is not a recommendation to approve. He then asked each commissioner their thoughts on allowing rentals:

- Commissioner Neil does not want rentals allowed
- Commissioner Palazzo wants to consider what nearby townhome and single-family home rental restrictions are when deciding on restrictions.
- Commissioner Alvarez would like to use comparable projects like on 1 Wise Road as a model
- Vice Chair Watkins commented that they can decide at final plat so that they have some background and information from other projects.
- Chair Serauskas also commented that he doesn't want this project to turn into Tanglewood in which it become mostly rentals and the property is not taken care of

Planner Schwartz noted that HOA's are reviewed before going to the Village Board to make sure they are well written and spell out any restrictions clearly.

Mr. Swanson commented that since they are townhomes and there will be an HOA, the HOA will be responsible for the grounds and exterior of the buildings. Only the insides will be affected by rentals.

Planner Schwartz commented that staff recommends approval and adopting of the Findings of Fact with several additional conditions including:

- The Special Use for Planned Unit Development shall substantially conform to the plans
- The applicant/developer shall be responsible for all Impact Fees associated with this development prior to the issuance of any building permit.
- The applicant shall work with Hanover Park Public Works Department to determine the appropriate quantity and location of parkway trees based at time of permit.
- The applicant/developer shall bury all electric utility lines associated with this development.
- A Special Service Area shall be created for the Subdivision.
- All Declarations associated with this application shall be reviewed and approved by the Village Attorney prior to Village Board consideration.

Commissioner Clark commented that he has concerns about the project including changing from an R2 to R4 zoning, the traffic density has not really been resolved yet, the wetlands issues do not seem to be as completely resolved as he would like them to be, therefore he is not in favor of the project.

Chair Serauskas commented that he also has reservations about the project. He recalled a case many years ago before he was on the Commission in which a car wash on Irving Park Road and Orchard Lane was approved by the Commission. The area residents were against the project due to the increase in traffic the car wash will cause. The Development Commission approved and recommended it to the Board. Luckily, enough residents spoke up that the car wash was not approved. He said he does not want this townhome project approved since it feels it does not fit in the residential area.

There were no further comments from Commissioners.

**Vice Chair Watkins made a motion to accept the Findings of Fact and recommend approval to the Village Board, which was seconded by Commissioner Clark.**

**Roll Call Vote:**

- **Yays (2) were received by Commissioners Alvarez and Vice Chair Watkins**
- **Nays (4) were received by Commissioners Clark, Fortney, Neil and Chair Serauskas**
- **Commissioner Palazzo abstained**

**Motion fails. The Commission recommends not to approve the project to the Village Board**

Chair Serauskas noted that the second request on the Agenda from Arnaldo Fabela has been postponed by the petitioner until a future date.

**TOWNHALL SESSION: None.**

**OLD BUSINESS (NON-ACTION ITEMS): None**

**ADJOURNMENT:**

**Motion to adjourn by Commissioner Neil, second by Commissioner Clark**

**Voice Vote: ALL Ayes.**

**Motion Carried: Meeting adjourned at 8:23 p.m.**

**Transcribed by:**

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**Kathy Sjodin  
Administrative Assistant  
October 13, 2022**

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**Development Commission Chair**

Village of Hanover Park  
Community & Economic Development Department



**STAFF MEMORANDUM**

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**TO:** Chairman and Members of the Development Commission  
**FROM:** Shubhra Govind, Director of Community & Economic Development  
**SUBJECT:** Development Commission Training by IL APA  
**MEETING DATE:** November 10, 2022

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**REQUEST SUMMARY:**

Hold Development Commission Training Workshop provided by the Illinois Chapter of the American Planning Association and the Chaddick Institute at DePaul University.

**DISCUSSION**

Since we have a few new members on the Development Commission, staff requested a training/ workshop session from the American Planning Association, in order to review several important topics that will aid the commissioners as they review planning and zoning requests, hold public hearings, and make recommendations to the Village Board. A handout is included in your packet.

Two experienced planners from the Illinois Chapter of the American Planning Association will be providing the training, which will include a PowerPoint presentation. The topics to be discussed include:

- Brief History of Planning
- Comprehensive Plan
- Plan Implementation
- Regulating Development
- Zoning Ordinance
- Zoning Districts
- Types of Zoning Approval
- Planned Unit Developments
- Items not subject to review by Commission
- Annexation
- Subdivision Regulations
- Findings of Fact
- Special Use/conditional use Standards
- Variation/Variance Standards
- Ethics
- Other Development Review Tools
- Role of Plan Commission Members
- Role of Elected Officials
- Other Commissions
- Other Jurisdictions
- Role of Planner
- Staff Reports
- Roles of Other Key Actors
- Role of the Chair
- Ex Parte Contacts
- Goal of Taking Testimony
- Conflicts of Interest
- Open Meetings Act
- Closed Sessions
- Resources



Please review the following planning documents for Hanover Park. Please click on each document to view it on the Village's website. For code sections, you may need to scroll down a few lines to the section noted in parentheses.

- [Comprehensive Plan](#)
- [Village Zoning Map](#)
- [Comprehensive Plan Standards of Review](#) (110-4.2.6)
- [Special Use Standards of Review](#) (110-4.5.7)
- [Planned Unit Development Standards of Review](#) (110-4.6.4)
- [Authorized Variations](#) (110-4.7.7.)
- [Variation Standards of Review](#) (110-4.7.8)
- [Text Amendment and Rezoning Findings of Fact](#) (110-4.8.7.)

The typical Workshop is 2.5 hours and interactive with participants encouraged to ask questions. The workshop fee is \$500 (budgeted) and includes handouts, a copy of the PowerPoint and a certificate of completion. Participants will be asked to complete a brief evaluation form at the conclusion of the workshop.

This will be a 'Regular' Development Commission meeting.