



# Village of Hanover Park Administration

Municipal Building  
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hпил.org

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

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

**Thursday, February 11, 2021  
7:00 p.m.**

### **MINUTES**

#### **CALL TO ORDER: ROLL CALL**

**Chair Serauskas** called the meeting to order at 7:03 pm.

**PRESENT:** Commissioners: Chair Joe Serauskas, Ray Alvarez, Tom Clark, Tonya Frosheiser, Deana Gilbert, Syed Hussaini, Dhun Patel, Israel Vargas, Vice Chair Pat Watkins

**ABSENT:** Commissioners: Scott Neil

**ALSO PRESENT:** Community & Economic Dev. Director Shubhra Govind, Associate Village Planner Alex Schwartz, Stephen Capela, Jon Stelle, Paul Swanson, Admin. Kathleen Sjodin

#### **PLEDGE OF ALLEGIANCE**

#### **ACCEPTANCE OF AGENDA**

**Motion by Comm. Alvarez, second by Comm. Frosheiser to accept the Agenda.**

**Voice Roll Call Vote:** All Ayes

**Motion Carried:** Agenda Accepted

#### **PRESENTATIONS/REPORTS:** None

**APPROVAL OF MINUTES:** Minutes of January 14, 2021

**Motion by Vice Chair Watkins, second by Comm. Alvarez to accept the Minutes.**

**Voice Roll Call Vote:** All Ayes

**Motion carried:** Minutes approved.

## **ACTION ITEMS:**

### **6-a. Final Plat of Subdivision for 1 Wise Road**

Associate Planner Schwartz provided a brief timeline of the project beginning in May 2020, and also reviewed changes that were made to the project after the Commission's meeting reaffirming their recommendations including:

- 8 parking spaces added - buildings were shifted and dumpsters replaced with totes
- Additional landscaping was added around the detention pond and parking areas
- Pedestrian-scale streetlights were added along Farmstead Lane
- Language was added to the CC&Rs to limit the number of rental units allowed to 3
- Language was added to the CC&Rs ensuring that garages are primarily used for parking, not for storage
- A seating area with benches were added as an amenity for residents

Currently, the Final Plat is being reviewed, which includes Final Engineering and any other changes needed for Final Engineering. Stormwater management, part of Final Engineering, was also thoroughly reviewed.

Also reviewed were the Standards for Final Plat including:

- Conformity with Preliminary Plat and other approved documents
- Approved Final Engineering including stormwater management and utilities
- Location of easements
- Signature blocks
- Legal Description

Other requirements prior to Board approval include financial security, declarations and covenants, and land cash (impact fees for schools, libraries, parks).

The final landscaping plan was reviewed (see PowerPoint) and the Final Plat, which was emailed to all Development Commission members.

One question by a commissioner included whether there is a requirement for the number of streetlights required for the project. Director Govind commented that the developer added additional lighting along Farmstead Lane which includes 3 pedestrian-scale light posts along the inside portion of the sidewalk to illuminate the walking path.

**Move by Chair Serauskas to Recommend Approval of Final Plat of Subdivision for 1 Wise Road subject to submittal of all required documents and final engineering approval.**

**Motion by Comm. Alvarez, second by Comm. Frosheiser**

**Voice Roll Call Vote: All Ayes**

**Motion Passed.**

**TOWNHALL SESSION:** None.

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

**NEW BUSINESS (NON-ACTION ITEMS):**

Director Govind gave development updates in the Village:

- The Final Plat for the Northwest Corner of Lake & Gary was approved by the Village Board, the plat was recorded at the county along with the Declarations & Covenants. Constructions will begin this spring.
- Final Plat approval is still needed for the Northeast Corner of Lake & Bartels as final engineering is still in process.
- Verandah had an initial time schedule but was delayed due to COVID. The developer has submitted plans for new building permits. Townhome properties will be sold first, and the condo building will be sold in a later phase.


**ADJOURNMENT:**

**Move to adjourn by Chair Serauskas, motion by Comm. Alvarez, second by Comm. Clark**

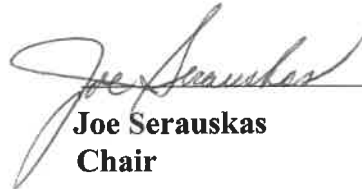
**Voice Roll Call Vote:** ALL Ayes.

**Motion Carried:** Meeting adjourned at 7:43 p.m.

**Recorded and Transcribed by:**



**Kathy Sjodin**  
**Administrative Assistant**  
**February 11, 2021**



**Joe Serauskas**  
**Chair**