



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

**Village Hall, Room 214
Hanover Park IL**

**Monday, February 13, 2023
7:00 pm**

MINUTES

1. CALL TO ORDER: ROLL CALL

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

PRESENT: Commissioners: Ray Alvarez, Chris Bjorkman, Tom Clark, Tom Fortney, Scot Neil, Theresa Palazzo, Chair Joe Serauskas

ABSENT: Commissioners: Helen Pazon, Vice Chair Pat Watkins

ALSO PRESENT: Mayor Craig, Trustee Hussaini, Director Govind, Planner Schwartz, Battalion Chief Capela, Admin. Sjodin

2. PLEDGE OF ALLEGIANCE: Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Neil and second by Commissioner Alvarez to accept the Agenda.

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

NAYS: None

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

5-a. Minutes of December 8, 2022 Regular Meeting (January meeting was cancelled) – Motion by Commissioner Clark and second by Commissioner Fortney to approve the Minutes

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

NAYS: None

Motion carried.

6. DISCUSSION ITEM:

6-a. Electric Vehicle (EV) Charging Stations

Planner Schwartz gave a request summary to discuss options for text amendments to make Hanover Park more “electric vehicle ready.” It was noted that the Village Code is neutral on EV charging and

staff is interested in promoting the use of electric vehicles (EV) and have not identified any significant barriers to EV chargers.

Planner Schwartz reviewed the three current types of EV charging stations:

- **Level 1** (120v) – universal chargers, use a standard outlet, simplest to use, do not require installation of new electrical wiring, slowest charger type, appropriate for in-home use but impractical for commercial
- **Level 2** (240v) – most common public charger, use a higher voltage outlet (240v), most homes and commercial properties have 240v lines to the building but installing a charge could require extra electrical work
- **Level 3** (480+v) – direct current, “superchargers” and fastest charging (can charge a car in 20-30 minutes), draw the most power, not all EVs can use these and no universal standards for the charging ports (so one auto maker’s chargers are often incompatible with another’s)

Planner Schwartz explained that the Village has a few ways it can promote electric vehicle charging infrastructure (EVCI) including:

- Install infrastructure on public property (Village Hall, Metra lot, streetlights on Village streets)
- Require developers or property owners to install infrastructure
- Provide incentives
- Adopt regulations streamlining the approval process

Planner Schwartz asked the Commission if they would like to encourage electric vehicle charging:

Commissioner Fortney commented that 220v in a garage is very common/standard

Commissioner Alvarez noted that EV has doubled over the last 3 years, so we should encourage it

Mayor Craig commented that there are financial incentives for being EV-ready

Commissioner Clark asked if the Village has adopted a revised electric code; Chief Capela replied that it has, along with the National Electric Code

Planner Schwartz commented that ComEd is not concerned about extra use on the electric grid

The Commission agreed that electric vehicle charging should be encouraged

Planner Schwartz reviewed possible different commercial uses: industrial, single-use commercial, office, and shopping centers (based on size)

Planner Schwartz asked the Commission if the Village should have different EVCI requirements for single-family, multi-family, and commercial uses:

Chair Serauskas commented that new construction should have EV-readiness available, but it should be up to the homeowner if they want to pay for it.

Commissioner Bjorkman questioned if we are encouraging EV-readiness or requiring it? Planner Schwartz replied that we want to ensure new development has the infrastructure needed.

Commissioner Clark commented that we should make EV-readiness available to facilitate development and availability, but we should not require it; let the market dictate what is needed.

Chair Serauskas commented that there should not be any requirements on existing homes, but new construction could possibly be required to be EV-ready.

Mayor Craig commented that requiring a developer to be EV-ready for every multi-family home may deter developers due to the extra cost.

Commissioners commented that 220v outlets could be required in garages of new construction

Commissioner Clark commented there should not be a requirement to put them in; the market is heading in that direction so it will dictate what becomes the norm.

Commissioner Bjorkman commented they should not be required in single-family or multi-family developments, but possibly in commercial developments.

The Commission agreed that there should not be any EV-ready requirements for single-family or multi-family homes, but EV-readiness should be required for commercial developments.

Planner Schwartz commented that we should be thinking about what types of commercial EV-readiness requirements should there be. He noted that regulations are changing quickly.

Director Govind commented that we can look at what other communities are doing; most are not requiring EV-readiness but have standards in place if a developer chooses to install charging stations in the parking lots of their developments.

Commissioner Neil commented that storages of EV batteries should be considered since they are highly flammable.

Planner Schwartz discussed possible screening and signage requirements. He asked if EV chargers should be required to be screened from public view, and if signage for EV chargers be permitted signage. Screening and signage requirements could be based on size, type or zoning:

The Commission agreed that screening should not be required, except for the larger mechanicals.

The Commission agreed there should not be signage requirements; they should be treated like gas pumps. Changeable copy signs should be considered a Special Use.

Chief Capela commented that permitting is very straightforward; it just needs to be standardized.

Planner Schwartz commented that staff will draft a more detailed recommendation to be presented at a future Development Commission meeting.

7. TOWNHALL SESSION: None

8. OLD BUSINESS (NON-ACTION ITEMS): None

9. NEW BUSINESS (NON-ACTION ITEMS): None

10. VILLAGE UPDATES FROM DIRECTOR GOVIND

Plans for the Thornton's gas station at Lake & Gary have been approved.

In response to Commissioner's concern re the former Long John Silver's building being still vacant and looking run-down, Dir. Govind noted that while some discussions have occurred with potential restaurant users, the taxes for the property are very high which is making it a challenge for a new ownership and use.

11. ADJOURNMENT:

Motion by Commissioner Clark and seconded by Commissioner Neil to adjourn the meeting.

Roll Call:

AYES: Alvarez, Bjorkman, Clark, Fortney, Neil, Palazzo, Chair Serauskas

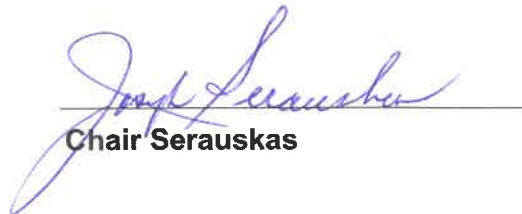
NAYS: None

Motion carried: Meeting adjourned at 9:10 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
February 13, 2023



Chair Serauskas