



Village of Hanover Park Administration

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Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

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

**Thursday, March 9, 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, Tom Clark, Tom Fortney, Theresa Palazzo, Chair Joe Serauskas

ABSENT: Commissioners: Vice Chair Pat Watkins, Helen Pazon, Scot Neil, Chris Bjorkman

ALSO PRESENT: Trustee Hussaini, Director Govind, Planner Schwartz

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

3. ACCEPTANCE OF AGENDA

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

Roll Call:

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

NAYS: None

Motion carried.

4. TOWN HALL SESSION: None

5. APPROVAL OF MINUTES

5-a. Minutes of February 13, 2023 Regular Meeting – Motion by Commissioner Clark and second by Commissioner Alvarez to approve the Minutes

Roll Call:

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

NAYS: None

Motion carried.

6. ACTION ITEM:

6-a. Public Hearing re: A text amendment to the Hanover Park Zoning Ordinance, Sub-Section 110-9-4.9, to add a new paragraph d. that would restate, continue, and modify long standing regulations, requirements and prohibitions concerning historic buildings and their adjoining land in the historic Ontarioville area now located within and subject to the Village Center zoning districts.

Chair Serauskas declared the Public Hearing open by Unanimous Consent. There were no objections. There were no members of the public present to speak at the Public Hearing.

Director Govind presented the proposed Text Amendment:

- Provided history of the recently adopted Village Center zoning.
- A significant portion of the Village Center was formerly covered by a Historic District, which is still in the Village Code but no properties have it as a zoning designation and the connection to the current Village Center properties is no longer as clear as it once was.
- This district included protections for historic buildings, including some additional Village oversight.
- The purpose of this Text Amendment is to restate H district in the VC districts.
- The protections would apply to buildings older than 75 years old at the date of the adoption of the VC code.
- Many Village plans, surveys, etc. document the age of the buildings.
- The Text Amendment also clarifies the link between the zoning code and the sign code.
- The proposed regulations would only apply VC-C and VC-P districts.

Commissioner questions:

- Do our historic buildings have landmarks or plaques?
 - o Landmarking and plaques are different things. Landmarking is a much stricter process with strict criteria. Many of our historic buildings don't qualify for landmarking. However, the Village still wants to preserve the character that remains. The Village tried to form a Historic Commission, but the strict criteria for membership made it difficult to find qualified applicants. The Village currently has a Historic Committee which does research and preservation. They provide plaques, but not formal landmarking. Hanover Township also does some historic work. For example, Suburban Tire is on the site of the first fire station. Historic Committee uses the 75-year-old criteria.
 - o Chair Serauskas noted that for landmarking, typically a structure can't be substantially modified, while many of those in the Village have been.
- The ordinance affects properties that are 75 years old or older. Does the ordinance use a fixed date to determine eligibility?
 - o Yes, the proposed changes won't include current houses that will eventually get to be 75-years old.
- Is the Village considering adding plaques in front of all buildings 75 years old?
 - o Historic Committee is working on it. The church and parsonage have already been granted plaques. The Committee is looking to add 1 or 2 buildings each year. The Village is also working on logistics.
- Do the proposed regulations affect homes or just commercial properties?
 - o The regulations would affect all structures, although there are no homes which would currently qualify.

Text Amendments don't have the same Standards of Review as other entitlements. There are just three criteria:

- Does it conform with the Comp Plan?
- Is it in the Public Interest?
- Is it necessary?

Motion by Commissioner Alvarez and second by Commissioner Clark to close the Public Hearing.

Roll Call:

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

NAYS: None

Motion carried.

Motion by Commissioner Alvarez and second by Commissioner Clark to adopt the Findings of Fact and recommend approval of the request.

Roll Call:

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

NAYS: None

Motion carried.

- 7. **OLD BUSINESS (NON-ACTION ITEMS):** None
- 8. **NEW BUSINESS (NON-ACTION ITEMS):** None
- 9. **STAFF UPDATE**

Staff continues to work with the Metropolitan Mayors and Managers Caucus on developing a recommendation for a Text Amendment to further facilitate the adoption of electric vehicle charging.

Tom Fortney noted that Palatine High School is adding a fleet of chargers for their school buses.

At the upcoming Economic Development Committee meeting, the two library districts will be presenting on the resources they have available for businesses. The libraries also have a "Library of Things" (tools, electronics, cookware, garden tools etc.) available to residents, in addition to businesses.

10. ADJOURNMENT

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

Roll Call:

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

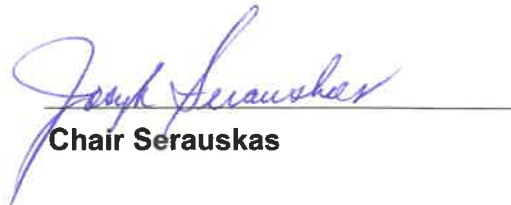
NAYS: None

Motion carried: Meeting adjourned at 7:40 pm

Transcribed by:



Alex Schwartz
Village Planner
March 9, 2023



Chair Serauskas