



Village of Hanover Park Administration

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Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

**Village Hall – Room 214
Hanover Park, IL
Tuesday, May 10, 2022, 12:30 p.m.**

MINUTES

1. CALL TO ORDER

Chairperson Tobin called the meeting to order at 12:31 p.m.

PRESENT: Members: Calatayud, Candelas, Gudenkauf, Shah,
Swan, Zanfardino & Chair Tobin

ABSENT: Members: Hanover Park Park District, First Eagle Bank,
NWHCC

ALSO PRESENT: Planner Rasmussen, Admin Sjodin

2. ACCEPTANCE OF AGENDA

Motion by Committee Member Gudenkauf and second by Committee Member Swan to accept the Agenda for April 12, 2022

AYES: Calatayud, Candelas, Gudenkauf, Shah, Swan, Zanfardino &
Chair Tobin

NAYS: None

ABSENT: Hanover Park Park District, First Eagle Bank, NWHCC
All Ayes. Motion carried.

3. PRESENTATIONS/REPORTS – None

4. APPROVAL OF MINUTES – April 12, 2022

Motion by Committee Member Candelas and second by Committee Member Calatayud to approve the Minutes of April 12, 2022.

AYES: Calatayud, Candelas, Gudenkauf, Shah, Swan, Zanfardino & Chair Tobin

NAYS: None

ABSENT: Hanover Park Park District, First Eagle Bank, NWHCC

All Ayes. Motion carried.

5. TOWNHALL - None

6. OLD BUSINESS

6-a. B.E.S.T. – May 10th cancelled event due to lack of a speaker

- The speaker was unable to commit. The Committee voted to cancel future BEST seminars and instead plan a lunchtime networking event in 2023

6-b. Business Outreach to Mentorees by EDC members

- Chair Tobin reminded all members to contact their mentoree businesses whenever a beneficial event or financial assistance program is available.

7. NEW BUSINESS

7-a. Façade Improvement Program – the program was approved by the Village Board on May 5, 2022. Promotion of the program will begin this week on social media, emails and possibly a mailer.

7-b. Cannabis Zoning – Planner Rasmussen noted that the Village Board has asked the Development Commission to re-evaluate the zoning regulations currently in place pertaining to cannabis retail shops. Some of the issues regarding allowing cannabis shops in retail centers were discussed by EDC members.

Trustee Hussaini noted that past concerns included the possible smell of the products, so originally, they were to be limited to stand-alone buildings in industrial areas. There was so much “red tape” to get approved and allowable areas were very limited. He also noted that the Board discussed on-premise consumption and the Police Department will be able to monitor the area with cameras. But majority consensus was that on premise consumption should continue to not be allowed. He asked the EDC for their input on the issue:

- EDC member Zanfardino asked for clarification of the BP, HC, and LI districts, which Planner Rasmussen explained were our industrial districts.
- Member Shah asked if the zoning would be the same as vape/smoke shops. Planner Rasmussen commented that the state regulates dispensaries heavily. In Hanover Park, they are currently only allowed in the industrial districts, but are being considered to be permissible in commercial districts. Currently, no on-site consumption is allowed, and there will be only one allowed per county.
- Planner Rasmussen noted that the Development Commission will be holding a workshop on Thursday, May 12 to discuss the Boards direction for re-evaluation. After the workshop, staff will incorporate feedback from the Commission and Board and draft revised regulations. The Development Commission will then hold a public hearing regarding the proposed revised regulations.
- Member Candelas asked what the financial benefit will be to the Village – Hanover Park will collect a 3% tax on sales at any dispensary
- Member Zanfardino asked what type of signs or marketing will be allowed – no pot leaf images on signs or in windows, a limited amount of signage will be allowed in windows, not allowed in Village Center. Additionally, there are State’s limitations on advertising within 1000-ft of pre-existing ‘sensitive uses’ (school, day care, place of worship, etc.)

Criteria regarding locations and other rules could include:

- Distance from sensitive use areas (churches, schools, parks, libraries)
- Stand-alone building vs. retail centers
- Hours of 6am – 10pm only (state required)
- No drive throughs will be allowed (state required)
- Parking guidelines will be required
- Special filtration systems for the odor

7-c. Strategic Plan Goals

EDC members reviewed the Strategic Plan matrix – which was the same as at the Board meeting. Trustee Hussaini said the focus for EDC was the objective of “Identify and Implement Business Recruitment Strategies.” He commented that helping potential businesses get started was important.

Member Calatayud (WBDC) commented that the WBDC used to be available one Tuesday per month to assist new businesses. They have not had any requests for assistance recently and there is no time to actively seek and find people that would like to start a business.

8. NEW BUSINESS WELCOMES

- Strategic Marketing Services (1060 Lake St) – Member Gudenkauf will visit
- Burkhiya Health Group (1645 Irving Park) – Member Zanfardino will visit
- Healthy House (7213 Orchard Ln) – Member Zanfardino will visit

9. DEVELOPMENT UPDATES

- A preliminary meeting with a potential buyer interested in 1700 Tower Drive was held. The applicant is planning on consolidating their Hoffman Estates and Schaumburg offices into this location. The applicant would also like to apply for a Class 6B tax incentive.
- 27W431 Devon Avenue property owner has been contacted and asked to clean up the construction debris and junk on the property.
- A Public Hearing will be held on June 9, 2022 for a Text Amendment to adopt the Village Center Zoning Code.
- The Awards dinner was held and both Business of the Year winners were present.
- ICSC Las Vegas will be attended by mayor and staff from May 21-24, 2022
- The Development Commission reviewed a concept plan for 80 modern townhomes at the NWC of Church St & Lake Street. They will incorporate feedback and will be applying for planning & zoning consideration.
- Arby’s still needs to go through a Public Hearing because it will need a Special Use since it will have a drive-through

10. COMMITTEE MEMBER UPDATES

- The NWHCC is in collaboration with the Illinois Latino Small Business Partnership now
- Hanover Park Community Bank plans to go door-to-door to businesses on May 26, and on June 17 there will be a seminar on the benefits of I-TIN.
- The Hanover Park Branch Library will have its summer lunch program for those in need (under 18 years old) from 12-2pm daily
- The BACC needs sponsorships for their golf outing on June 23, and they will be hosting a ribbon cutting for Hanover Park Blu Apartments on June 8 @ 11:30am
- The Art of Shooting has been waiting for their business license to come through – they are having issues with it

- ChiroCenter is adding a naturopath
- The WBDC will host the Future of Everything Festival from May 17-19 from 8am-5pm (virtual), Waubonsie Community College will have a seminar on how to open a food business on May 14, and on May 18 the Aurora Library will host a seminar on starting a childcare business
- Trustee Hussaini thanked the EDC for allowing him to attend today's meeting and said that he will be the new liaison.
- One EDC member commented that they saw on Facebook that Karaka Seafood Grill was closed

11. ADJOURNMENT


Motion by Committee member Swan and second by Committee member Shah adjourn the meeting.

Roll Call:

AYES:	Calatayud, Candelas, Gudenkauf, Shah, Swan, Zanfardino & Chair Tobin
NAYS:	None
ABSENT:	Hanover Park Park District, First Eagle Bank, NWHCC

Motion carried. Meeting adjourned at 1:28 pm

Transcribed by:



Kathy Sjodin, Admin. Assistant
On this 10th day of May, 2022



Gail Tobin, Chairperson