



# Village of Hanover Park Administration

Municipal Building  
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[hpil.org](http://hpil.org)

**Village President**  
Rodney S. Craig

**Village Clerk**  
Kristy Merrill

**Trustees**  
Yasmeen Bankole  
Liza Gutierrez  
Syed Hussaini  
Jon Kunkel  
Herb Porter  
Bob Prigge

**Village Manager**  
Juliana A. Maller

## VILLAGE OF HANOVER PARK

### VILLAGE BOARD SPECIAL WORKSHOP MEETING 2121 Lake Street, Hanover Park, IL 60133

Thursday, June 15, 2023  
5:30 p.m.

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 5:35 p.m.

Roll Call:

PRESENT: Trustees: Gutierrez, Porter, Bankole, Kunkel, Prigge, Hussaini

ABSENT: Trustee(s):

Quorum established.

ALSO PRESENT: Attorney Bernie Paul, Village Manager Maller and Department Heads.

#### 2. ACCEPTANCE OF AGENDA

Motion by Trustee Prigge and second by Trustee Kunkel to accept the agenda.

Voice Vote:

ALL AYES: Gutierrez, Porter, Bankole, Kunkel, Prigge, Hussaini

Upon voice vote, Motion carried.

#### 4. DISCUSSION ITEMS

- a. Church & Lake Development

Director Govind made a presentation regarding the proposed concept plan and provided the following information:

The developer has purchased the long-vacant property. A concept plan was previously reviewed by the

Development Commission, and updated following the adoption of the new Village Center code. The property is now zoned VC-R Mixed Residential, where townhomes are a permitted use. The developer has provided the following information:

- Site plan with 80 for-sale townhomes, about 2,262 sq. ft. each, in 19 buildings
- Each unit to have a 2-car attached garage, plus 2 cars in the driveways, and 74 additional striped guest parking spaces
- Building elevations, showing materials and proposed color palette
- Site plan shows shared green spaces including a central parkway with water feature
- Internal sidewalks connecting with the Village's pedestrian infrastructure on Church Street
- Plan uses the Hanover Park Park District's detention basin to the North – Which is supported by the Park District

Mr. Michael Marasco, introduced his partner, John Park, Juan Gonzalez, principal architect from the DA Group and Patrick Krajecki, principal designer.

Architect Gonzalez spoke to code, entrances, main features, and common spaces and principal designer Patrick Krajecki, spoke to the floor plans, living space, garage space, elevations, material uses, balconies, esthetic looks, EV chargers, and solar panels.

Questions fielded and answered.

Lance Dorn from Village's TIF consultant SB Friedman provided a review of their analysis.

Questions fielded and answered.

Discussion of next steps: conducting a public hearing, draft term sheet, permits, redevelopment agreement for Board approval.

A discussion was held between staff and the Village Board regarding Economic Development Tools and Incentives. Director Govind reviewed what is currently in place and available to the Village and reviewed survey results of what other area communities use.

Questions fielded and answered.

## 6. **ADJOURNMENT**

Motion by Trustee Prigge and second by Trustee Bankole to adjourn.

Voice Vote

All Ayes

Upon Voice Vote, Motion carried.

Meeting adjourned at 7:00 p.m.

Recorded and transcribed by Kristy Merrill Village Clerk

Minutes approved by President and Board of Trustees on this: \_\_\_ day of \_\_\_\_\_ 2023.