

You are invited to an Open House / Public Information Meeting Re: Village Center Zoning

Overview:

The Village of Hanover Park is taking steps to implement our long-range vision of creating a vibrant 'downtown' area around the Metra train station. Streetscape improvements were installed last year, creating a new plaza and public spaces. To implement land use recommendations of our Comprehensive Plan and Village Center Transit-Oriented Development Plan, changes are proposed to the Zoning Code. These changes include the creation of new zoning districts with regulations and guidelines for future development in the Village Center area. The Village is inviting feedback prior to initiating formal zoning changes in the Village Center area.

The Open House will include a short presentation, and materials illustrating the proposed changes will be available for review and comment. Business and property owners in the area and residents at large are invited to provide input. Staff will be at hand at the open house to answer any questions.

WHEN: Thursday, February 17, 2022
5:00 pm to 6:30 pm

10-min Presentations at:
5:00 pm
5:30 pm
6:00 pm

WHERE: Village Hall – 2nd Floor - Rm. 214
2121 Lake Street,
Hanover Park, IL 60133

PURPOSE: To present proposed
Village Center Zoning changes,
answer questions and gather
feedback



The draft code is posted on the Village's website at www.hpil.org/VillageCenterZoning

Next Steps:

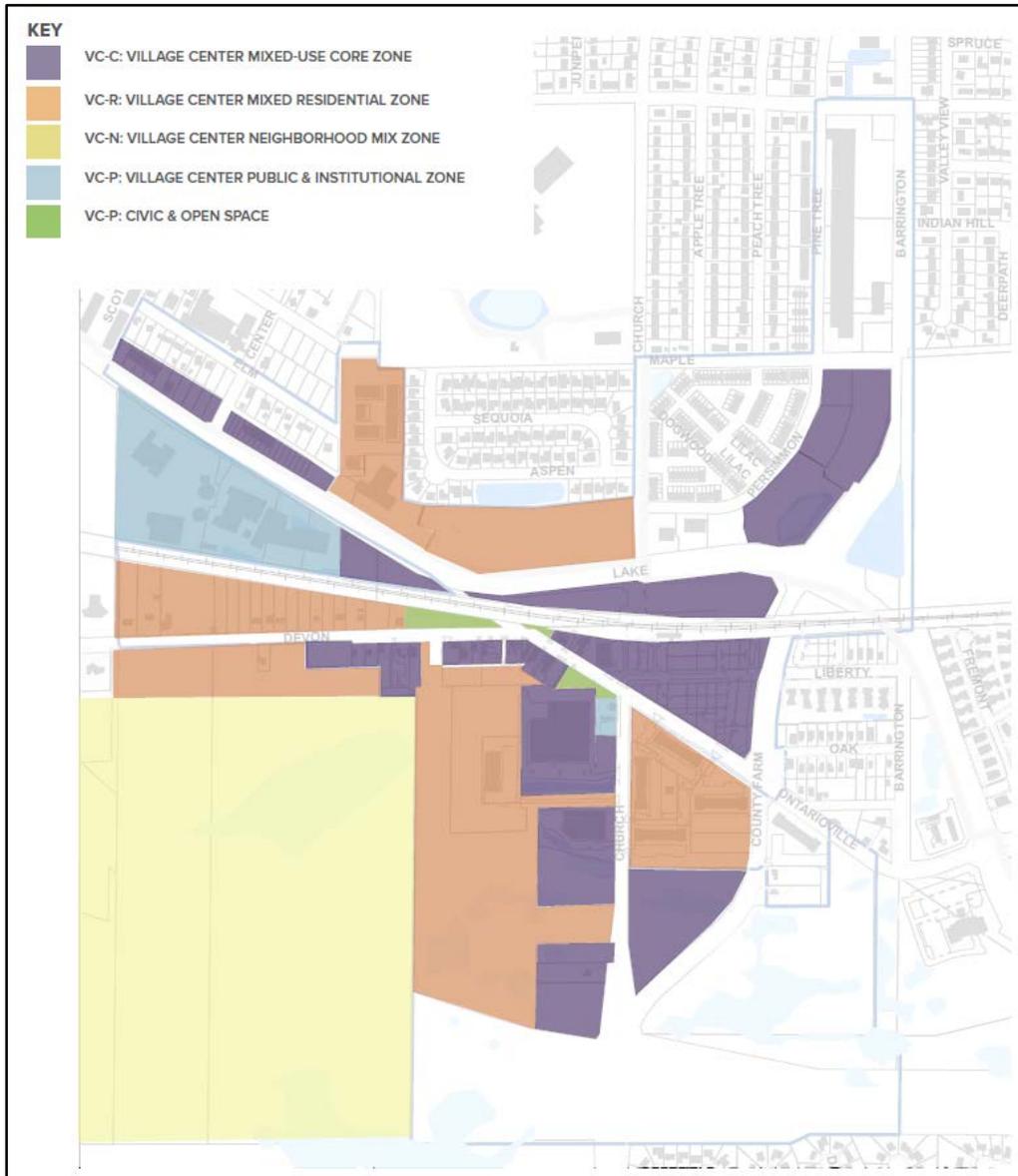
- Your input will be considered as the draft code is finalized.
- The Development Commission will initiate a Public Hearing as part of the adoption process this spring.
- The Development Commission's recommendations will be forwarded to the Village Board for final action and formal adoption of new Village Center zoning changes.

Questions/Comments:

For questions, comments and information, please contact Community and Economic Development at CDevelopment@hpil.org or via phone at (630) 823-5780.

Quick Glance:

The following zones are proposed for the Village Center:



- a) **VC-C, Village Center - Mixed-Use Core.** The VC-C zone is intended for use in the core of the village center, along major streets and adjacent to the station, supporting developments with a wide mix of uses.
- b) **VC-R, Village Center - Mixed Residential.** The VC-R zone is intended for use in areas adjacent to the village core, supporting a mix of residential housing types and mostly residential uses.
- c) **VC-N, Village Center - Neighborhood Mix.** The VC-N zone is intended for use in new neighborhood areas, focusing predominantly on a mix of single-family attached and detached houses.
- d) **VC-P, Village Center - Public and Institutional.** The VC-P zone is intended for parks, civic uses, and other institutional uses.

For details, please see the draft code posted on the Village's website at www.hpil.org/VillageCenterZoning