Hanover Park

Village of Hanover Park
Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

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PRESIDENT
RODNEY S. CRAIG

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JAMES KEMPER
JENNI KONSTANZER
JON KUNKEL
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK
PUBLIC NOTICE

Public Notice is hereby given pursuant to the Open Meetings Act - Illinois Compiled Statutes, Chapter 5, Act 120, Section 1.01 (5 ILCS 120/1.01 et seq.) that the

DEVELOPMENT COMMISSION
(Name of public body)

HAS RESCHEDULED THE MEETING **DATE** and **TIME** OF THEIR MEETING FORMERLY SCHEDULED ON **Thursday, April 11, 2013** AT **7:00 p.m.** AT THE

Municipal Building, 2121 W. Lake St., Hanover Park, IL
(Location)

THE RESCHEDULED MEETING DATE AND TIME IS:

Wednesday, April 10, 2013 at **6*:30 P.M.***
(Date) (Time)

Posted on _____
(Date)

By_____
Eira L. Corral, Village Clerk

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DEVELOPMENT COMMISSION
WORKSHOP AGENDA

Municipal Building: 2121 W. Lake Street, Room 214
Hanover Park, IL 60133

Wednesday, April 10, 2013
6:30 p.m.

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1. **CALL TO ORDER – ROLL CALL**

2. **ACCEPTANCE OF AGENDA**

3. **DISCUSSION TOPIC:**
   - **a.** Unified Development Ordinance Update – Process and Key Policy Issues

4. **ADJOURNMENT**

Agenda Item 6a

Village of Hanover Park
Community Development Department

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Unified Development Ordinance Update Process**

ACTION REQUESTED: ☒ Approval ☐ Disapproval ☐ Information

MEETING DATE: **April 10, 2013**

REQUEST SUMMARY:

The following is scheduled for Development Commission discussion at 6:30 p.m. on April 10, 2013 in Room 214 of the Municipal Building, 2121 Lake Street:

- Discussion of Unified Development Ordinance Update Process
- Direction on Sections to be Updated

BACKGROUND

Approximately two years ago, Village Staff and planning consultant, Teska Associates, Inc., worked with the Development Commission to create a draft Unified Development Ordinance (UDO). This included a comprehensive update of the Zoning Ordinance and incorporation of the Subdivision and Sign regulations into one code – The UDO. A number of key policy goals, as well as outdated language, formatting, and inconsistencies were addressed as a part of the UDO (see Exhibit 1 for a summary of changes included in the currently drafted UDO). The Development Commission reviewed the contents, held public hearings to gather comments, and recommended the draft document for approval by the Village Board. As the Village was in the process of initiating a new plan for the Village Center, and subsequently a study of the Irving Park Corridor, it was determined that the approval of the new UDO would occur following the completion of these plans.

Now that these plans are complete, Staff has begun re-evaluating the Unified Development Ordinance (UDO) to ensure that it is consistent with and helps to implement their goals. Staff is reviewing previously recommended changes to the Codes and working with the consulting firm of Teska Associates to begin drafting required changes related to the Village Center Plan and Irving Park Corridor Study. Several specific sections and policies of the Code have been identified for further review and updating in order to better implement these plans. Similar to the original policy issues discussed at the beginning of the UDO process, Staff is seeking input and general direction in these areas. Direction on these issues will provide the basis for preparation of specific ordinance standards that will be provided at subsequent meetings.

DISCUSSION

The two plans and ways in which the draft UDO may be updated to help implement them are outlined below. Feedback from the Development Commission on the recommended areas of focus is encouraged.

Village Center & TOD Plan

- Goal: Encourage development of area around the Metra station into a mixed-use Village Center
- Policy Issue: Based upon community feedback during the planning process and industry standards, more detailed development and design requirements may be codified to guide development that meets the goals of the plan. Also, how such new requirements will apply to existing businesses and buildings may be considered.
- Sections for Review: Village Center Planned Unit Development District
- Next Steps: As the current UDO draft includes a preliminary Village Center section, Teska may draft more detailed language for review by the Commission

Irving Park Corridor Study

- Goal: Improve the character and quality of existing businesses along this key commercial corridor
- Policy Issue: Consideration should be given to strengthening standards for existing businesses. Specifically, at what point should existing business be required to comply with the new standards (e.g. occupancy permit, expansion, etc.?). Should the Village provide any incentives to encourage compliance with new standards (e.g. waiver of permit fees, etc.)
- Sections for Review: Landscape, Site Plan, and Sign Codes
- Next Steps: Staff and Teska may draft various updates to these sections that will provide better tools to help improve commercial corridors in the Village

RECOMMENDATION

Staff requests that the Development Commission discuss the upcoming review and update of the Unified Development Ordinance and direct Staff and Teska to further evaluate the identified policy issues and provide recommended means to address them.

ATTACHMENTS

Exhibit 1 – Summary of changes already included in currently drafted UDO
Exhibit 2 – Overview of Village Center Plan
Exhibit 3 – Key Recommendations of Irving Park Corridor Study

TESKA

Community Planning Site Design Development Economics Landscape Architecture

Listed below are significant changes to the Unified Development/Zoning Ordinance:

1. **Reorganization and streamlining of the Ordinance into a Unified Development Ordinance**
    a. Combined: Zoning, Subdivision, Sign Code, Landscaping, Stormwater, and Floodplain.
    b. Procedure review: Consistent review and notification procedures for site plan review, variations, special uses, and planned unit developments.

2. **Create procedures to allow for a Administrative Variances**
    a. Created a limited list of variations that can be considered by the Zoning Administrator
    b. Still requires notification and review by standards.

3. **Consolidated and grouped the Permitted Use List**
    a. Condensed the existing extensive use list into an even broader, categorical use list
    b. Major categories: residential, commercial (includes office and manufacturing), miscellaneous/ institutional.

4. **Consolidated all bulk regulations into one Bulk Table**
    a. Summarized bulk standards for all zoning districts.
    b. Condensing all bulk standards into one bulk table will remove unnecessary language and streamline ordinance.

5. **Rezone and Rename High Cube (HC) to Business Park (BP) District**
    a. HC is limited to one geographic area with a total of 7 parcels.
    b. Purpose of HC district is similar to Business Park District.
    c. Rezoning the existing High Cube (HC) into Business Park will remove this unnecessary zoning district.

6. **Updated Parking Standards**
    a. Amended parking ratio to lower requirements based on best practices. Specifically addressed different needs for various sizes of shopping centers.
    b. Added additional provisions for shared parking and allowance for adjustments by Development Commission
    c. Established a parking maximum for large commercial developments.
    d. Added landbanking provisions to avoid unneeded pavement.
    e. Clarified storage of vehicles for non-profit institutions.
    f. Added payment-in-lieu provisions to be applied in areas where a municipal parking programs exists (e.g. Village Center).

7. **Established Design Guidelines**
    a. Apply to all non-single family developments that require site plan review
    b. Elements: parking layout, traffic and circulation, building siting and orientation, building form and design, material use, and sustainability.

8. **Strengthened Site Plan Review**
    a. Clarified that all non-single family development must go through Site Plan Review
    b. Clarified procedure and submittal requirements.
    c. Added review criteria: The relationship to Comprehensive Plan; Traffic and parking layout; landscaping, consistency with design guidelines, Location of principal structures, accessory structures and freestanding signs, Compliance with Ordinance and other provisions of the Municipal Code.

9. **Strengthened Planned Unit Development Review**
    a. Clarified procedure and submittal requirements.
    b. Established open space requirements and public benefit requirements.
    c. Established density bonus to encourage excellent design.

10. **Created Village Center District**
    a. Planned but not mapped district.
    b. Based on Village Center Plan.
    c. Allows flexibility but consistency in design and layout.
    d. Intended to encourage planned development rather than piecemeal.
    e. Retained Historic District as interim zoning.

11. **Incorporated Telecommunications**
    a. Added regulations to comply with federal requirements.

12. **Expanded Lighting Standards**
    a. Added lighting table with the purposed of eliminating glare and spill over onto adjacent properties.
    b. Added light levels to list of possible variation.

13. **Added Tree Preservation Requirements to Landscape Requirements**
    a. Applicable to non-single family residential.

14. **Expanded Sign Standards**
    a. Added standards to control illumination, glare by limiting amount of internal illumination to letters only, and requiring electronic signs are dimed after 11pm.
    b. Clarified how the allowable surface area of a sign if determined.
    c. Provide a bonus system to encourage replacement of non-conforming signs, for greater sign setbacks, and to encourage pedestrian oriented building placement.
    d. Provide variation process for religious institutions seeking to increase sign size, with maximum limit of 100 sq. ft.

Listed below are minor changes to the Unified Development/ Zoning Ordinance:

1. **Amended use list to become compliant with Religious Land Use and Institutionalized Persons Act**
    a. Ensured that no religious intuition is disallowed in any district where an assembly use is allowed.

2. **Review Both Accessory Use and Structure Provisions to Ensure they Include Clear Standards and Reflect Best Practices**

3. **Added Third Party Cost Reimbursement provision.**

4. **Amended Sound Limits**
    a. Amended chart to designate maximum sound pressure level by districts and by octave band.
    b. Purpose is to require and maintain lower noise level in residential districts than other districts in the Village

5. **Home Occupations**
    a. Added additional provisions to home occupations in order to allow a reasonable use of property while mitigating the impact upon surrounding properties and neighborhood in which it's located.
    b. Expanded number of clients on premise to 3.
    c. Limited on-site storage.

6. **Accessory Structures**
    a. Clarified that accessory structures are not allowed in front and side yard
    b. Limited accessory structures to 2 per lot. Detached garages, driveways, and fences shall not be counted.

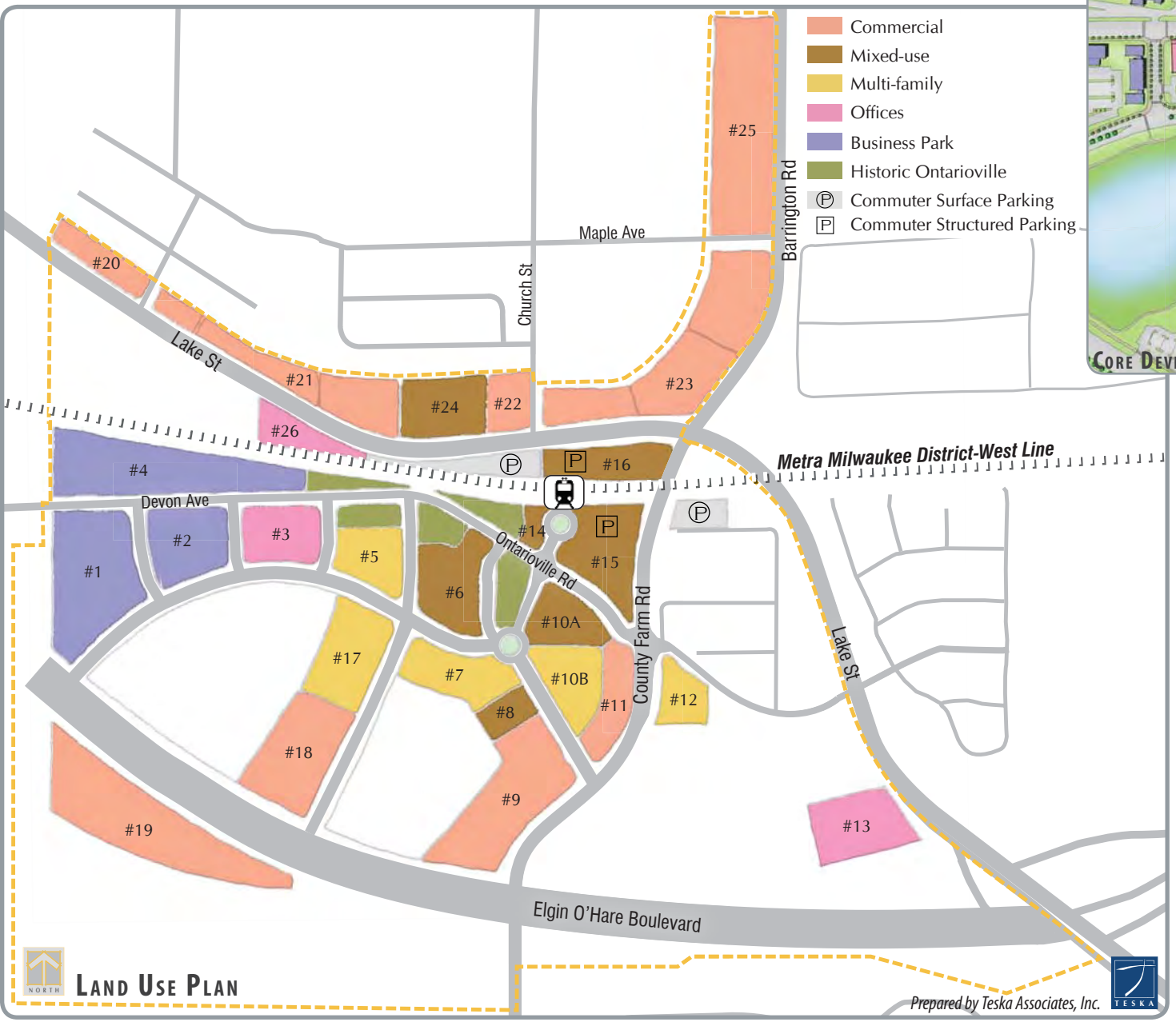
7. **Definitions**
    a. Added additional definitions as necessary.

8. **Shopping Centers in use lists**
    a. Divided shopping centers by size (and impact)
    b. 3 divisions: Neighborhood (less than 100,000 sq/ft), Community (100,000 to 300,000 sq/ft), and Regional (greater than 300,000 sq/ft).

Exhibit 2

HANOVER PARK, ILLINOIS

VILLAGE CENTER AND TOD PLAN



LAND USE PLAN

The Village Center and Transit-Oriented Development (TOD) Plan proposes the development of a **mixed-use, transit-oriented community center** in the area around the Hanover Park Metra station. The plan calls for a mix of residential, commercial and civic uses in the core, surrounded by larger-scale commercial and business park uses along the **Elgin-O'Hare Boulevard.** Existing wetland areas will be maintained or mitigated through the enhancement of the large wetland to the east, which will be integrated into a system of **trails and parks** throughout the area. The Plan will serve as a **focal point** for the community, driving **significant economic development** and multiplying transportation options. Due to the unique advantages of **regional transportation access**, availability of underdeveloped land, and **proximity** to **existing rail and bus service**, the Hanover Park Village Center offers an unprecedented opportunity to create a **downtown-like atmosphere** that offers a **diverse, and exciting place to live, work and shop.**

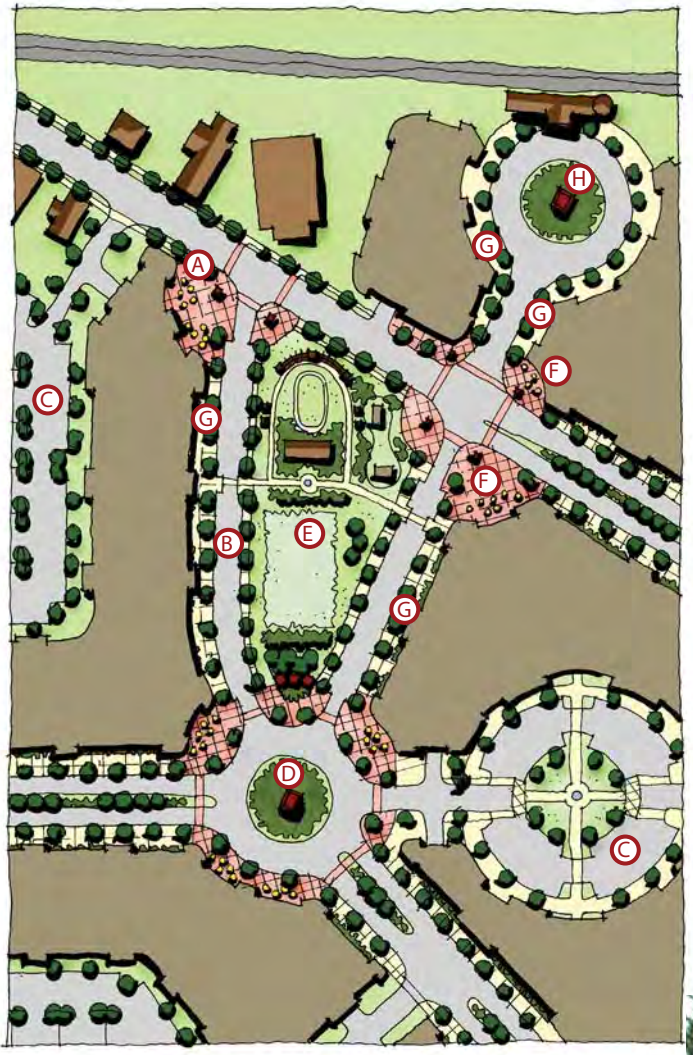
Exhibit 2

VILLAGE CENTER & TOD PLAN

HANOVER PARK, ILLINOIS

VILLAGE CENTER AND TOD PLAN

Hanover Park



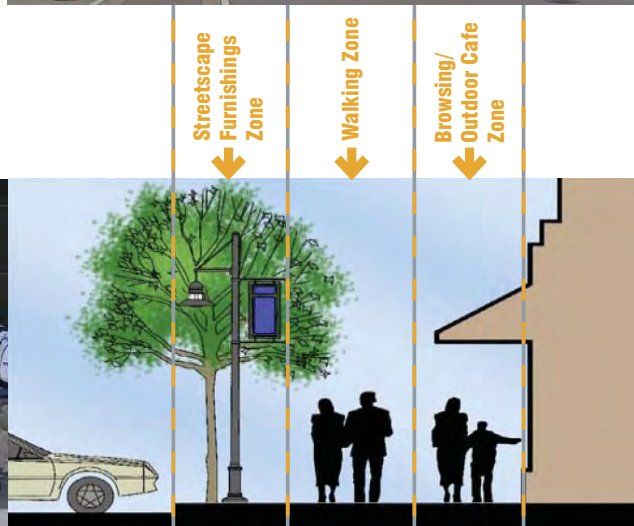
SENSE OF PLACE

WELL-CONNECTED STREETS AND PATHS
ENHANCED PEDESTRIAN EXPERIENCE
CONVENIENT AND AFFORDABLE LIFESTYLE
INCREASED TRANSIT RIDERSHIP
MULTIPLE TRANSPORTATION OPTIONS
REDUCED AUTOMOBILE CONGESTION
MIX OF HOUSING OPTIONS
MODERATE TO HIGH-DENSITY

SUSTAINABLE, "GREEN" DEVELOPMENT

ECONOMIC DEVELOPMENT OPPORTUNITIES

1.9 MILLION SQ. FT. OF
COMMERCIAL AND INDUSTRIAL BUSINESSES
4,900 JOBS
5,000 DWELLING UNITS



VILLAGE CENTER CORE AREA

A - TRANSITION BETWEEN HISTORIC & NEW STREETSCAPE
B - EVENTS STREET
C - LANDSCAPED PARKING COURTS
D - SOUTH ENTRY TRAFFIC CIRCLE
E - EXISTING CHURCH & CEMETERY
F - NORTH GATEWAY ENTRY
G - SHOPPING STREETS
H - METRA DROP OFF

Exhibit 3

Recommendations

The most important step Hanover Park can take to improve the Irving Park Road Corridor is to right-size the amount of available retail property. This concept provides the foundation for the panel's three overall strategies for improving retail success:

- Support current successful businesses
- Attract new businesses
- Attract more people to shop the Corridor

First and foremost, right-sizing the retail by assembling and converting some acreage to a mixed-use development will increase the customer base for existing businesses. To further support these businesses, the panel recommended the Village designate a staff person to spearhead a business retention initiative. The staffer could challenge CONECT, the Chamber of Commerce and other existing groups to organize a business retention team that would regularly check in with community businesses and proactively determine what supports would help them thrive and grow, as well as respond to potential crises such as rumors of a business departure.

Other recommended steps include expanding the strong, existing partnerships the Village has formed with local community colleges to include entrepreneurial training, partnering local industries with small businesses to serve as mentors and creating TIF-funded supports like a Small Business Improvement Fund (SBIF), revolving loan funds and rebate programs to help with signage, building facade improvements and renovations. Finally the business retention initiative should address real and perceived barriers to business development in Hanover Park: code enforcement, taxes, security, etc.

Though at first glance it may seem paradoxical, reducing the oversupply of retail space is also key to attracting new businesses. More concentrated retail is likely to draw higher-quality tenants and create synergy among clustered businesses. To more accurately understand community demographics, the panel recommended working with an innovative market research firm (see Innovative Market Research box, page 6) to assess the area's buying power and the kinds of retail most likely to draw nearby customers.

To accommodate its growing population and attract more people to the Corridor, the panel recommended repurposing long-vacant, disconnected retail property for a different land use: new housing. The panel also recommended creating green links between the Corridor and neighboring residential areas to increase foot and bike traffic; and developing a marketing program to introduce local residents to existing community retailers.

Irving Park Road Corridor: A New Vision

The panel offered redevelopment recommendations for land use and market opportunities along 4 distinct segments of the Corridor:

A Locally-based and ethnic retail between McKool Avenue and Jensen Boulevard
B Power-center retail at the corner of Irving Park Road and Barrington Road
C Civic amenities from Cumberland Drive to Olde Salem Road
D The long-vacant, former Menards site and adjacent retail property between Olde Salem and Wise Roads

Next Page: The maps on pages 10/11 and 14/15 have been provided by Solomon Cordwell Buenz (SCB), commissioned by CMAP in support of the panel recommendations. The first map highlights access and greenway opportunities to better integrate the 4 distinct segments of the Corridor into the neighborhoods and surrounding greenspace amenities. The second map provides a vision of the reconfigured Corridor, including redesigned lots with consolidated retail space and curb-cuts and new land uses on the eastern-end of the Corridor.