

**Village of Hanover Park**

Municipal Building  
2121 West Lake Street  
Hanover Park, Illinois  
60133-4398

Rodney S. Craig  
Village President

Eira L. Corral  
Village Clerk

630-372-4200  
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Ronald A. Moser  
Village Manager



**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)

SHALL SCHEDULE A **SPECIAL MEETING ON March 22, 2012 AT 7:00 p.m.** AT  
THE

Municipal Building, 2121 Lake St., Hanover Park, IL, Room 214  
(Location)

Posted on : \_\_\_\_\_  
(Date)

By \_\_\_\_\_  
Eira L. Corral, Village Clerk

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Ronald A. Moser  
Village Manager



**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
SPECIAL MEETING**

**Municipal Building, Village Board Room 214  
2121 W. Lake Street  
Hanover Park, IL 60133**

**Thursday, March 22, 2012**

**7:00 p.m.**

**AGENDA**

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLIEGENCE:**
- 3. ACCEPTANCE OF AGENDA:**
- 4. PRESENTATIONS/REPORTS:**
  1. Certificate of Appreciation – Jeffrey Bakes
- 5. APPROVAL OF MINUTES:**
  - 5-a. Request to Approve**
    1. Regular Meeting Minutes of February 9, 2012
- 6. ACTION ITEMS:**
  - 6-a. Public Hearing:** Conduct a Public Hearing to consider proposed amendments to the Village of Hanover Park Comprehensive Plan pursuant to *65 ILCS 5/11-12.7*. Such amendments will include the incorporation of a Village Center and Transit Oriented Development Plan.

**7. TOWNHALL SESSION:**

Persons wishing to address the public body must register prior to Call to Order.  
Please note that public comment is limited to 5 minutes per speaker.

**8. OLD BUSINESS (NON-ACTION ITEMS):**

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a. Community Development Update** – Village Planner Katie Bowman

**10. ADJOURNMENT:**



**VILLAGE OF HANOVER PARK**  
**DEVELOPMENT COMMISSION**  
**REGULAR MEETING**

**Municipal Building, Village Board Room 214**  
**2121 W. Lake Street**  
**Hanover Park, IL 60133**

**Thursday, February 9, 2012**

**7:00 p.m.**

**MINUTES**

**1. CALL TO ORDER: ROLL CALL**

Chairman Bakes called the meeting to order at 7:02 p.m.

**Chairman Bakes appointed Auxiliary Member Robert Hain as a full voting member of the Commission for this meeting.**

**PRESENT:** Commissioners: Arthur Berthelot, Robert Hain, Philip McBride, Mark Mercier, Virginia Wachsmuth, Patrick Watkins, Chairman Jeffrey Bakes

**ABSENT:** Commissioners: Scot Neil, Roy Pouse

**ALSO PRESENT:** Trustee Ed Zimel, Jr., Village Planner Katie Bowman, BC John Doubek, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept the Agenda as presented, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

**Motion Carried:** Accept Agenda.

**4. PRESENTATIONS/REPORTS: N/A**

**5. APPROVAL OF MINUTES:**

**5-a. Request to Approve the Regular Meeting Minutes and Workshop Minutes of:**

**1. December 8, 2011**

Motion by Commissioner Wachsmuth to approve Minutes, with noted correction, seconded by Commissioner Mercier.

**2. January 12, 2012**

Motion by Commissioner McBride to approve the Workshop Minutes, seconded by Commissioner Mercier.

Voice Votes:

All AYES.

**Motions Carried:** Approved the Regular Minutes of December 8, 2011 and Workshop Minutes of January 12, 2012.

**6. ACTION ITEMS:**

**6-a. Recommendation:** Discuss commercial vehicle parking regulations and make a recommendation to the Village Board related to such regulations.

**Village Planner Bowman** requested this Commission make a recommendation to the Village Board related to whether such regulations should change and, if so, how they would change.

**Chairman Bakes** turned the meeting over to the Commissioners for questions.

**Commissioner Mercier** questioned why this item came up and asked the Commission to bring him up to date on the January 12, 2012 Workshop discussion.

**Village Planner Bowman** stated this item was brought to the Commission at the request of the Village Board. She explained the concern being the ticketing of D Plate vehicles and used the example of a plumber with a D Plate vehicle not being allowed, under current ordinance, to store his vehicle in his driveway.

**Chairman Bakes** explained D Plated vehicles can carry a weight of up to 12,000 lbs – that's six tons. All streets in this Village post weight limit signs of 5 tons which is 10,000 lbs. We have local delivery trucks that weight more than that. They are only there periodically.

**Commissioner Watkins** favors consideration of other communities where they base it on dimensions both length and height and not weight.

**Commissioner Wachsmuth** provided the Commissioners with a draft incorporating language from the Villages of Bartlett and Schaumburg. How would we enforce the weight? She is more in favor of considering length and height, not weight.

**Commissioner Hain** emphasized Village roads are built and maintained to tolerate 10,000 lbs. If we were to allow D Plates based on weight, this would create a conflict. The only way we should allow D Plates is if the Village would agree that all new construction on roads increase to 12,000 lbs.

**Commissioner Berthelot** wants to be resident friendly, but would also like to avoid trucks that cause a blighting impact. Consider skipping the plates and get involved in the details. He notes Village of Streamwood's Ordinance, and favors doing it by types of vehicles.

**Commissioner McBride** notes no citizens in the audience. We want to help people but, in the process, we may end up doing more of a disservice to them. The actual number of people involved here is small, 32 actual tickets, with a few being ticketed multiple times. There is no issue here other than we have been asked to look at this.

**Trustee Zimel, Jr.** reminded the Commission this request is to allow parking on residential driveways, not on the streets. These types of vehicles parked on the streets will still be ticketed. This is only for driveway parking. This Commission needs to say yes or no to one thing only – Will you allow D Plates in driveways and, if so, how will they be regulated?

**Village Planner Bowman** stated the discussion of the streets is somewhat out of the purview of this discussion. The legal matter as to what weight is permitted in the streets has yet to be discussed.

**Chairman Bakes** – entertained a Motion of recommendation to the Village Board.

Commissioner McBride recommends this Commission leave the existing Ordinance stand as written, seconded by Commissioner Mercier.

**Roll Call Vote:**

AYES:	Commissioners:	Hain, McBride, Mercier, Watkins Chairman Bakes
NAYS:	Commissioner:	Berthelot, Wachsmuth
ABSENT:	Commissioners:	Neil, Pouse

**Motion Carried:** Forward recommendation to Village Board to let the existing

Ordinance stand as written.

**TOWNHALL SESSION: N/A**

Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes per speaker.

**8. OLD BUSINESS (NON-ACTION ITEMS): N/A**

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a. Community Development Update – Katie Bowman**

1. Offered those interested a subscription to the Planner's Journal and will look into future training programs. Suggested new member orientation. Will work on an updated Commission book for all members.
2. Announced that Patrick Grill is no longer employed with the Village.
3. Streetscape project in TIF 2 will begin soon due to nice weather.
4. Hanover Square Redevelopment Update.
5. Public Open House on Monday, February 27 to view the Final Concept Plan of the Village Center. Requests this Commission meet on Thursday, March 22 to review and provide a recommendation on approval of plan. Would like to present to the Village Board at an April meeting.
6. Old Menards – Research to establish a TIF is ongoing. The proposal for construction of a Senior Housing facility went before the Village Board. They are in agreement with the Fire Department that this project be built following the Village's existing building codes. It may not be feasible for this project to move forward.
7. Grand Opening of the Police Headquarters, Saturday, February 18, 2012.

**10. ADJOURNMENT:**

Motion by Commissioner Wachsmuth, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 8:05 p.m.

**Recorded and Transcribed by:**

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**Regina Mullen, Secretary**  
**this 9 day of February, 2012**

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**Virginia Wachsmuth, Chairperson**



**Village of Hanover Park  
Community Development Department**

**INTEROFFICE MEMORANDUM**

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**TO:** Chairman Wachsmuth and members of the Development Commission

**FROM:** Katie Bowman, Village Planner

**SUBJECT:** **Comprehensive Plan Amendment – Village Center Plan**

**ACTION**

**REQUESTED:**  Approval  Disapproval  Recommendation

**MEETING DATE:** **March 22, 2012**

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**REQUEST SUMMARY:**

The following request is scheduled for Development Commission review at 7:00 p.m. on March 22, 2012 in Room 214 of the Municipal Building, 2121 Lake Street:

A request is made by the Village of Hanover Park for a text amendment to the Village of Hanover Park Comprehensive Plan to remove the existing Chapter 5, Section B – Special Area Plans, Village Center Plan and replace such plan with the Village Center and Transit Oriented Development Plan, to be incorporated as an addendum.

**BACKGROUND:**

In 2011, the Village of Hanover Park was awarded a grant from the Regional Transportation Authority (RTA) to create a Village Center Transit Oriented Development (TOD) Plan. The plan builds upon the general Village Center Plan developed in the 2010 Comprehensive Plan and the Village Center idea articulated through various Village plans and documents over the past decade.

Following a Request for Proposals (RFP) process, the Village worked with a planning consultant team led by Teska Associates, Inc. and including Gewalt Hamilton Associates, Inc., Fish Transportation Group, Business Districts, Inc., and Diane Legge Kemp Planning and Design. From June 2011 through March 2012, Staff has worked with this team to gather information, generate public input, and explore development potential in the Village Center area.

**DISCUSSION:**

The Village Center and Transit Oriented Development Plan outlines strategies for the development of a mixed-use Village Center around the Hanover Park Metra Station located near the intersection of Lake Street (Route 20) and Barrington Road/County Farm Road. The Village

Center is to be a central gathering place for the community that uniquely represents Hanover Park. The plan includes land use and transportation plans, design guidelines, and implementation strategies, which will serve as tools to help the Village promote and shape development in the area.

The Village Center Plan focuses on development in and around the proposed Elgin-O'Hare Expressway extension, redevelopment and infill within the Ontarioville and Metra station area, and redevelopment and infill along Lake Street. The plan calls for significant retail, higher-density housing, and business park development. The transit oriented development will provide living, working, shopping, and entertainment opportunities within walking distance of various transportation options, including roads, busses, commuter rail, and walking and biking paths.

With over one hundred acres of undeveloped or underutilized land, the Village Center area has been identified as one of the most significant new development opportunities in the Chicago metro region. The area has unique advantages, including proximity to regional transportation and major shopping centers, and a large amount of undeveloped land. Development of a Village Center will bring valuable population and employment to the area, with the potential to increase sales tax revenue by \$1.5 million and property values by over \$1 billion. Citizens will benefit with increased job opportunities, amenities, and housing in their own community.

### **REVIEW:**

The current Village Center Plan was amended in order to create a more detailed and up-to-date plan that may act as a specific framework for action and guide for development. Economic conditions continue to change and the plan utilizes current market projections to create a useful and up-to-date Market Strategy. The proposed amendment generally meets the standards of review for Comprehensive Plan amendments:

- a. Addressing changes in projections and assumptions
- b. Updating out of date data
- c. Exploring new issues not adequately addressed in the current Comprehensive Plan
- d. Not adversely affecting the character of the area in which the proposed development is to be located

### **RECOMMENDATION**

Staff requests that the Development Commission make a motion to forward their recommendation and comments related to the proposed amendment to the Comprehensive Plan to the Village Board.

### **ATTACHMENTS**

Exhibit 1 – Village Center and Transit Oriented Development Plan – March 12, 2012 Final Draft  
To view this document visit <http://www.teskaassociates.com/HanoverparkTOD/docs.html>