



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Troy Albuck
Yasmeen Bankole
Jenni Broccolino
Liza Gutierrez
Jon Kunkel
Herb Porter

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION - REGULAR MEETING

**2121 Lake Street, Hanover Park, IL
Municipal Building, Room 214**

**Thursday, March 12, 2026
7:00 pm**

AGENDA

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ACCEPTANCE OF AGENDA**
- 4. PRESENTATIONS/REPORTS: None**
- 5. APPROVAL OF MINUTES – January 8, 2026 (no meeting in February)**
- 6. TOWNHALL SESSION:** Persons wishing to address the public body must register prior to Call to Order. Public comment limited to 5 minutes per speaker.
- 7. NEW BUSINESS:**
 - 7-a. Discussion of Potential Future Zoning Code Amendments for Consideration – Village Center Façade Standards**
 - 7-b. Feedback requested on the February 11th Awards Dinner event**
- 8. DEVELOPMENT UPDATES**
 - 8-a. EV charging stations – Board redirected for additional Development Commission discussion**
 - 8-b. Other development updates**
- 9. ADJOURNMENT**



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Interim Village Manager
Courtney Sage

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

**Village Hall, Room 214
Hanover Park IL**

**Thursday, January 8, 2026
7:00 pm**

MINUTES

1. CALL TO ORDER: ROLL CALL

Vice Chair Watkins called the meeting to order at 7:02 pm

PRESENT: Commissioners: Ray Alvarez, Chris Bjorkman, Tom Clark, Tom Fortney, Theresa Palazzo, Vice Chair Watkins

ABSENT: Commissioners: Chair Serauskas

ALSO PRESENT: Director Govind, Planner Schwartz, Associate Planner Subovitz, Sr. Admin Sjodin, Stephen Capela, Trustee Albuck

2. PLEDGE OF ALLEGIANCE: Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Alvarez and second by Commissioner Clark to accept the Agenda.

Voice Vote: All Ayes.

Motion passes.

4. PRESENTATIONS/REPORTS: none

5. APPROVAL OF MINUTES:

Motion by Commissioner Alvarez, seconded by Commissioner Clark to approve the Minutes of November 13, 2025.

Voice Vote: All Ayes.

Motion passes.

6. TOWN HALL SESSION: none

7. NEW BUSINESS:

7-a. Public Hearing to consider amendments to Sec. 110-6.6.1 & 2 of the Village of Hanover Park Zoning Code to permit some Level 3 EV Charging Stations to be permitted Accessory Uses.

Commissioner Alvarez made a motion to open the Public Hearing, seconded by Commissioner Clark.

Roll Call Vote: All Ayes

Motion carried.

Associate Planner Subovitz reviewed the Development Commission's feedback from the November 25, 2025 meeting regarding Level 3 chargers:

The Commission did *not* support setting a maximum parking percentage to delineate when a Special Use permit is required

The Commission did support permitting EV chargers "by right" if a parking lot exceeds the number of spaces required by the Code.

The Commission did support establishing a maximum number of vehicles served as the metric for determining when a Special Use Permit would be required.

Assoc. Planner Subovitz noted the current Code regarding Accessory Uses and Structures states that ALL Level 3 EV charging stations, regardless of size, scale, or scope must go through the Public Hearing process for approval.

Staff is proposing allowing Level 3 EV chargers "by-right" in two circumstances:

1. *If an installation serves 4 or fewer vehicles (commonly requiring two charging boxes total); or*
2. *If an installation is for parking spaces above Code minimum requirements.*

Staff is also noting that this will trigger Site Plan and Landscaping Plan review.

Assoc. Planner Subovitz commented that this is in conformance with the Comprehensive Plan and with the Findings of Fact. Staff recommends that the Development Commission adopt the Findings of Fact and recommend approval of the proposed Text Amendment, as drafted in the Staff Memo and presentation.

QUESTIONS FROM COMMISSIONERS

Commissioner Clark stated that if Irving Park Road were for some reason to become overfilled with chargers, changes could be made.

Director Govind commented if the Village begins to receive numerous requests that do not align with the Village's vision, staff would bring the issue back to the Commission.

There were no further questions from the Commission.

Motion by Commissioner Clark, seconded by Commissioner Alvarez, to adopt the Draft Findings of Fact and recommend approval of an amendment to the Accessory Uses & Structures of the Code as follows:

Sec. 110-6.6 – Accessory uses and structures.

6.6.2. Allowable accessory uses and structures in nonresidential districts.

w. Level 3 electric vehicle charging stations, as accessory special uses. Installations meeting any of the following criteria shall not require special use approval but shall be subject to site plan and landscaping plan review:

1. Installations serving four or fewer vehicles; or
2. Installations for parking spaces in surplus of Code minimum requirements.

Roll Call Vote: All Ayes

Motion by Commissioner Alvarez, seconded by Commissioner Clark, to adopt the Draft Findings of Fact and recommend approval of the amendment to Sec. 110-6.6 of the Zoning Ordinance with the two above amendments.

Roll Call Vote: All Ayes

Motion passed.

7-b. Public Hearing to consider amendments to the Village of Hanover Park Zoning Code, including: 1) Sec. 110-9.8.2.a. Minimum Primary Frontage Coverage, to clarify that driveways approved through a Minor Design Exception are exempted from primary frontage calculations; and Sec. 110-9.5.10., Balconies, to allow balconies with less than 50% of the perimeter abutting an exterior wall, separate columns or posts, and greater than 30% façade coverage.

Planner Schwartz commented tonight's Public Hearing consists of two topics; frontage requirements, and balcony requirements. He gave background on past Development Commission meetings:

On August 14, 2025, the Development Commission discussed:

- Reducing the requirement that balconies must be enclosed at least 50%;
- Increasing the maximum balcony façade coverage from 30% of a façade;
- Excluding the 20' required driveway from the 80% façade coverage requirement along Primary Facades when a Minor Design Exception is granted to permit a driveway along a Primary Street; and
- Evaluating additional materials to be considered as 'major façade materials';

On September 11, 2025, the Commission further discussed several options for potential code revisions. Following a discussion on balconies, the Commission provided direction on the elements to be considered for potential text amendments, including the following:

- Commissioners indicated support for permitting unenclosed balconies with columns if the structures are architecturally integrated into the building. The commission was supportive of including minimum column sizes.
- Commissioners supported increasing current 30% maximum balcony coverage requirement on street facing facades, seeing balconies an amenity.

Additionally, following discussion on building frontage requirements when a Minor Exception is approved for a driveway off a Primary Street, the Commission supported excluding the approved driveway from frontage coverage calculations.

Staff recommendation is now:

1. Balconies must be at least 50% enclosed OR structural columns to be provided
2. Permitting columns if:
 - a. At least 12" cross-sectional width (not limited to square only)
 - b. Architecturally incorporated –
3. Permitting balconies to cover 50% of a street facade

Planner Schwartz showed photo examples of "integrated design" which would prevent "tack on" balconies, and an example of balconies that are not 50% enclosed but that do

have columns. He provided examples of “integration vs enclosure,” façade coverage, and an example of balconies with 49% and with more than 30% façade coverage.

Director Govind commented that columns could possibly be L-shaped with 12” sides being seen from the street, but not a complete square block.

Commissioner Bjorkman commented that what can be seen from the street is what really matters in his opinion.

Commissioner Fortney commented he would not approve an L-shape since while driving from the street the “empty” inside of the L-shape could be seen and it would not be aesthetically appealing.

Planner Schwartz said we could strike out a specific size requirement for the sides.

Commissioner Clark stated we could say the sum total of the L-shape needs to be a certain number of inches that we determine.

Vice Chair Watkins felt that integration was the most important factor; and that we should not get too specific on details.

Director Govind said using verbiage such as “architecturally integrated” would be easiest and would just mean it is at staff’s discretion, and staff could determine if the materials, colors, dimension, caps etc. are considered architecturally integrated with the rest of the design. Staff did this with the 2170 townhomes proposal and the developer came back with an even nicer design than the original proposed.

Planner Schwartz summarized saying the new verbiage for Sect. 110-9.5.10 Balconies will be:

“Balcony support structures, including separate columns or posts are permitted if they are architecturally integrated into the design of the building façade.”

Director Govind stated the verbiage will be discussed with Chief of Inspectional Services Stephen Capela to ensure it meets all building code requirements before being presented to the Board.

Planner Schwartz then reviewed the additional existing requirements that apply to balconies and facades:

- 15% façade transparency when there are no store fronts
- Building façade variety: 90 ft segments max
- Windows must be recessed and vertically oriented
- Façade material requirements
- Requirements for mechanical equipment

He then showed examples of how several buildings do not meet Code.

Staff Recommendation is:

1. Balconies must be at least 50% enclosed or structural columns provided
2. Permitting columns if they are architecturally integrated
3. Permitting balconies to cover up to 50% of a street facade

Planner Schwartz then moved on to the topic of driveways. In simple terms, 80% of the lot coverage has to be the building (max 125ft), the remaining 20% is for everything else - driveway, setback, landscaping (max 31ft).

This allows for about 10 ft for the setback, and 21 ft for the driveway and landscaping. Since the typical driveway is 20 ft wide, that would leave no more than 1 ft for landscaping. This is also assuming the lot is exactly the correct width. To make the math work the lot has to be between 150 to 156.25' wide; any other size and the math will not work. The solution would be to exclude driveways from frontage calculations and approve via a Minor Design Exception.

Staff recommendation is to approve the alternate Findings of Fact as amended and recommend approval: *When a Minor Design Exception to 110-9.3.4.f.5 Driveways Off Primary Streets is granted, the width of the approved driveway shall not be included in the length of the frontage for frontage coverage calculations.*

Commissioner Alvarez moved to adopt the Alternate Findings of Fact, seconded by Commissioner Clark.

Voice Vote: All Ayes

Motion passed.

Commissioner Alvarez made a motion to close the Public Hearing, seconded by Commissioner Clark.

Voice Vote: All Ayes

Motion carried.

8. Director Govind gave a few Village updates:

- Expecting a submittal for the John Park townhomes; they still need to go to the Final Plat
- The 2170 Devon townhomes may add 3 more units; but no formal application yet
- South Commuter lot developer backed out, so we will reach out to other developers
- There are 2 other small Devon Avenue “by right” projects – in discussion phase now
- There is a proposal for a smaller multifamily building by the park on Devon
- Staff has been given a draft of the new Comp Plan. Currently working on the financial analysis
- Our third annual Restaurant Week will be March 20-30th so plan to visit some of our restaurants to help support them. The new Greek restaurant on Arlington Drive is already suffering due to a lack of customers.
- In 2025 we had 25 new businesses; 12 were restaurants
- Vacancy rate is down for retail and commercial

9. ADJOURNMENT

Motion by Commissioner Alvarez and seconded by Commissioner Clark to adjourn the meeting.

Voice Roll Call Vote: All Ayes.

Motion carried: Meeting adjourned at 8:08 pm

Transcribed by:

Kathy Sjodin
Sr. Admin. Assistant
January 8, 2026

Vice Chair Watkins



AGENDA MEMORANDUM

TO: Chairman Serauskas and Development Commissioners *Hanover Park^{USA}*

FROM: Shubhra Govind, Director of Community & Economic Development
Alex Schwartz, Village Planner

SUBJECT: Potential Future Zoning Code Amendments for Consideration – Village Center Façade Standards

ACTION

REQUESTED: ☐ Approval ☐ Concurrence ☒ Discussion ☐ Information

MEETING DATE: March 12, 2026

The Development Commission is tasked with evaluating the Village's Zoning Code to ensure it is consistent with the Village's vision. Following review of recent development proposals, Staff is requesting discussion on façade materials and other building design requirements in the Village Center.

No formal action is requested during this meeting. A workshop may be scheduled in the future to discuss these topics in more detail if further discussion is required.

Background

The review of recent development proposals has provided the Village with an opportunity to apply the recently adopted Village Center Code and evaluate whether certain requirements may warrant modification. Please see Exhibit 1 for relevant sections of the Village Center Code.

The Village Center Code currently requires that buildings be constructed with at least 70% of the façade comprising an "allowed Major Façade Material". Any other material must be an "allowed Minor Façade Material, with specific limitations on the amount:

Staff has noted potential areas for discussion. In particular:

1. The Code permits wood or composite wood on Yard and Row Building types, but not on General Buildings. Two of three proposed General Buildings have requested and been granted Design Exceptions for wood or similar materials.
2. Fiber Cement Board is an increasingly common material among buildings in suburban downtowns but is also prohibited on General Buildings
3. Simulated materials (simulated brick, wood, stone, etc.) are becoming more indistinguishable from natural variety.
4. The Code requires the same treatment of non-street facades as street facades.
5. There are potential conflicts between the minimum required Major Façade Materials and the permitted Minor Façade Materials.

Discussion

1. Wood or composite on General Buildings

Currently, wood or composite materials are not an allowed Major Façade Material on general buildings, but are allowed on Row and Yard buildings. Both the Lake & Barrington and the South Commuter Lot projects received Design Exceptions to permit additional wood-style siding on the buildings. The Commission and Village Board seemed to like those proposed designs. On the Lake & Barrington site, it was particularly noted that wood was permitted on

some of the buildings, but not others, creating potentially inconsistent architecture on a single project.

Wood has also been significantly incorporated on a number of other “general buildings” in the Chicago suburbs, including Ignite Medical Resort in Hanover Park, a medical building in Bartlett at 59 and Schick, and Ardmore Flats in Villa Park. See Exhibit 2 for images.

Often, wood provides variety to a façade beyond its use as a minor or accent material. A building with a combination of wood and brick can look better than a building comprised of only brick. See Exhibit 3 for an apartment building in Elmhurst renovated to add siding.

Staff has discussed these materials with Inspectional Services to ensure consistency with building codes, weather resistance, and long-term durability.

Discussion questions:

1. Should wood or composite be allowed as a Major Façade Material on General Buildings?
2. Should General Buildings be permitted to be entirely one material or should material variety be required?

2. Fiber cement board on General Buildings

Like wood or composite, fiber cement is an increasingly common material used in suburban downtowns, often simulating materials approved in our Code (including stone, brick, and wood). Staff will present more examples during the meeting to facilitate discussion, but attached in Exhibit 4 is an example from Highland Park. Fiber cement is an allowed Major Façade Material for Yard and Row Buildings.

Discussion Question: Is fiber cement board an acceptable Major Façade Material for general buildings?

3. Simulated materials

The Code allows for a Design Exception for “other materials”, explicitly noting that there may be creative uses not included in the Code. However, the Code does not distinguish between a material not in the Code and a synthetic version of a permitted material. For example, while wood and composite wood are permitted materials for General Buildings, any other synthetic versions not otherwise permitted in the Code would require a Major Design Exception, including a Public Hearing.

Discussion Question: Should there be an easier approval process for simulated versions of approved materials? The Code could stipulate that indistinguishable simulated versions of permitted materials are considered permitted. Alternatively, the Code could permit them with a Minor Design Exception, allowing Staff review and evaluation.

4. Non-street facades

There are what could be considered 3 different “categories” of facades:

1. Street and primary facades: the façade of a building along a street
2. Non-street facades: the façade of a building not along a street, all including interior side and rear facades. These facades *may* be visible from a publicly accessible place, such as a park or the railroad, or deeper into a development across from a parking lot.
3. Facades not visible from any public space: a subcategory of “non-street facades”, but more specific to note that also cannot be seen from any public space. This would include the rears of the buildings in Lake & Barrington not easily visible from the street.

The Code allows for slightly different materials for each category:

1. Street and primary facades: must be constructed to the highest standards, with at least 70% Major Façade Materials and no more than the specified amounts of Minor Façade Materials.

2. Non-street facades: may have any percentage of Minor Façade Materials, as long as they are still constructed with 70% Major Façade Materials. Please note that Minor Façade Material limits are very close to the 30% remaining, after meeting the 70% Major Façade Materials requirement.
3. Facades not visible from any public space: subject to the same standards as other non-street facades, although the Code explicitly notes that a Design Exception may be permitted. Note that this is a Major exception, including a Public Hearing.

The Code notes in several sections that there is an intent to require higher levels of façade materials on the most visible facades with less strict requirements for other facades. However, in practice, the Code doesn't provide much distinction between different facades. In effect, the process is the same for an applicant which wants to request a completely new or prohibited material as it is to request a lower level of façade treatment on a façade not visible from a public space.

Discussion Questions:

1. Should the Village require the same types of materials on all sides of a building, regardless of visibility?
2. Can building facades not visible to the public be built with more flexibility? This could be either reduced requirements or a new Minor Design Exception.

Staff will present various options to the commission, depending on degree of uniformity is appropriate for the community.

5. Conflicts between min. Major Façade Materials and permitted Minor Façade Materials.

As noted above, the Code requires that a minimum 70% of a façade, excluding windows and doors, be comprised of a Major Façade Material, as noted in the first table above. Additionally, all other materials in the remaining 30% must be Allowed Minor Façade Materials with limitations, in the second table above. Some of these requirements create some mathematical inconsistencies. For example:

- Fiber Cement Board is an Allowed Minor Façade Material for to 40% of a street façade. A builder cannot exceed 30% with the requirements for Major Materials. It is an Allowed Major Façade Material for Row and Yard buildings.
- All other materials are capped at 20-30%. The percentage requirement may not be necessary for these remaining materials.
- The Code stipulates that "all allowed major façade materials may be used for minor façade materials, unless otherwise listed as prohibited," but does not provide percentage limitations for these materials.

Staff believes that these inconsistencies may restrict creative designs while not encouraging good architecture.

Discussion Question: Given the limited applicability, are maximum percentages required for Minor Facade Materials? This would not override the 70% Major Material requirement.

Next Steps

No formal action is to be taken during this meeting. Staff will present the existing regulations and requests associated with each potential amendment at that time. Based on the Commission's feedback, Staff may come back with a formal Text Amendment request.

Exhibits:

- Exh. 1: Zoning Code Excerpts
Exh. 2-4: Façade Examples

110-9.5. GENERAL BUILDING DESIGN

9.5.1. APPLICABILITY

The following design regulations apply to all building types unless otherwise stated.

9.5.2. INTENT

In addition to the general intent stated in [9.1.1](#), the regulations of this section, [110-9.5](#), in conjunction with the building type regulations of [110-9.3](#), are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect or establish the character of the village center.

9.5.3. MAJOR FACADE MATERIALS

A minimum of 70% of each facade surface, not including window and door areas, must be composed of major facade materials per [Table 9-5.A](#). A design exception may be approved for less than 70% major materials on facades with no or limited visibility from any street, civic space, or the rail corridor.

- a. Durable, High Quality.** The minimum design standards are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished highly visible facade surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that they weather well, have a low failure rate, require a lower level of maintenance, have a longer life cycle and sense of permanence, and maintain higher long term value.
- b. Simplicity of Surface Materials.** On each building or on each 60-foot or wider facade division of a building, a minimum of 60% of street facades, not including window and door areas, must be faced in a single major material. See [Figure 5-C](#).
- c. Other Materials.** A design exception may be approved for materials not listed as permitted major materials, with the exception of those materials listed in [Table 9-5.D](#) as prohibited materials. Refer to [9.7.6](#) for design exceptions process. Samples and examples of successful high-quality local installation and the manufacturer's warranty and industry ratings must be provided by the applicant.



Figure 5-A. Major and Minor Materials on a Facade

110-9.5. General Building Design
Major Facade Materials Table

TABLE 9-5.A. ALLOWED MAJOR FACADE MATERIALS				
MAJOR FACADE MATERIAL	BUILDING TYPES			
	GENERAL, CIVIC BUILDINGS	ROW BUILDINGS	YARD BUILDINGS	
A Brick full dimensional, economy, unit, face brick	●	●	●	
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	●	●	—	
C Fiber Cement Board panels, finished lap siding or shingles	—	●	●	
D Glass curtain wall	●	●	—	
E Metal, Architectural architectural panel, cladding system (steel, titanium, zinc)	●	●	—	
Stone natural, units	●	●	●	
F Stucco cement-based, min. 2- layer hard coat	●	●	●	
Vinyl & PVC Siding minimum .040 in. thick	—	—	●	
G Wood or Composite Wood painted, stained, charred, or treated lap siding, shingles, board & batten, rainscreen	—	●	●	

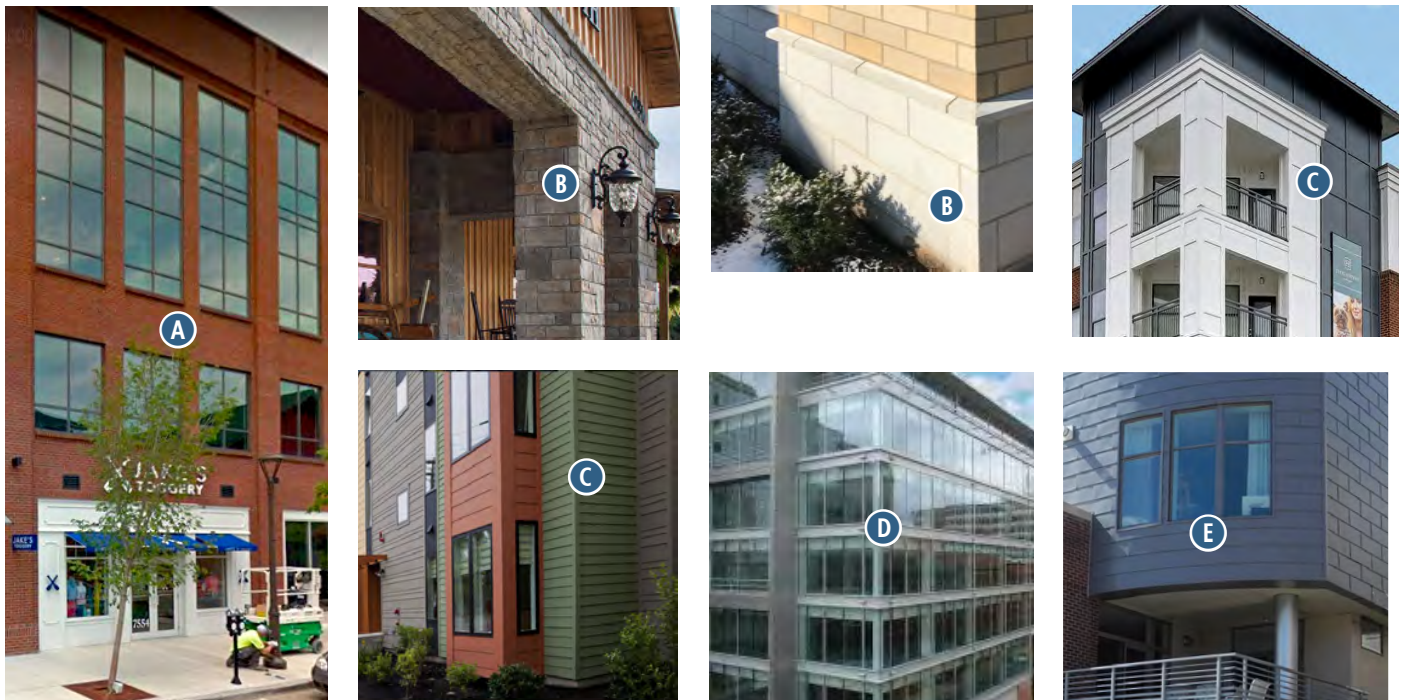


Figure 5-B. Allowed Facade Materials

TABLE 9-5.B. ALLOWED MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in [Table 9-5.D.](#)

MINOR FACADE MATERIAL (alphabetical)	BUILDING TYPES	LIMITATIONS	MAXIMUM AMOUNT ON ALLOWED STREET FACADES
Concrete Surfaces finished, stained, painted, treated	General, Civic	Below ground floor only	20%
Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed	General, Row, Civic	Below ground floor only	20%
C Fiber Cement Board finished panels	All	On all except Yard buildings, an allowed major material is required at grade up to 2 feet and within 3 feet of entrances	40%
E Metal Architectural architectural panel, cladding system (steel, titanium, zinc)	All	On all except Yard buildings, an allowed major material is required at grade up to 2 feet and within 3 feet of entrances	30%
Metal, Aluminum Composite (ACM) aluminum composite materials (ACM) or panels (ACP)	General, Row, Civic	Only 3rd or higher stories all facades	30%
F Stucco synthetic or with elastomeric finishes	All	Only 3rd or higher stories all facades	30%
Terra Cotta or Ceramic tiles or panels	All	All	20%
G Wood painted, stained, treated, natural, or aged lap siding, shingles, board & batten	All	All	20%
H Wood, Composite lap siding, shingles, board & batten, rainscreen system	All	All	30%

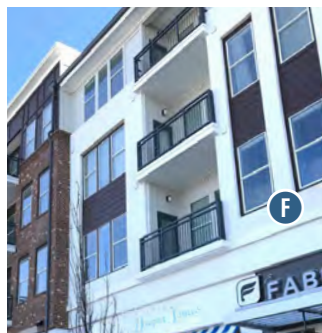


Figure 5-C. Allowed Facade Materials

9.5.4. MINOR FACADE MATERIALS

- a. Maximum Minor Materials for Surface Areas.** A maximum of 30% of each facade surface, not including window and door areas, may be composed of minor facade materials per [Table 9-5.B](#).
- b. Accents and Details.** Additional materials are permitted for trim, accents, and details per [Table 9-5.C](#), not included in the maximum surface area.
- c. Other Materials.** A design exception may be approved for materials not listed as permitted minor materials or accent and detail materials, with the exception of those materials listed in [Table 9-5.D](#) as prohibited materials. Refer to [9.7.6](#) for design exceptions process.

9.5.5. PITCHED ROOF MATERIALS

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved as a minor exception per [9.7.5](#) with an approved sample and documented examples of successful, high quality local installations.

9.5.6. MATERIALS INSTALLATION QUALITY

- a. Intent.** The intent of the materials installation quality regulations is to advance the quality of construction, durability, and aesthetics of buildings, specifically related to application and detailing of facade materials.
- b. Changes in Material.** Changes in vertical surface materials for buildings must meet the following standards:
 - 1. **Changes in Surface Materials.** Changes in surface materials, whether major materials or minor materials, must occur only at concave corners, minimum 12" deep, or at shadow lines 2" or greater in depth above the material surface. Surface materials cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create an shadow line. See [9.8.1](#) for definition of shadow line.
 - 2. **Materials Hierarchy.** Unit materials must be elevated on the face of the building above less detailed, surface materials (e.g. stucco, as a constant surface material, must be recessed behind a bricked surface). Likewise, heavier materials should be lower on the facade than lighter materials (e.g. concrete block at the base of a building facade with fiber cement panels above).
- c. Shadow Lines on Surfaces.** Shadow lines must be created at changes in materials with solid materials of a thickness that is greater than 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.
- d. Appropriate Grade of Materials.** Except on the Yard building in VC-N and any Row building, all doors, windows, and hardware must be of commercial grade quality.
- e. Stucco Installation.** Any stucco construction shall be of the highest installation quality, meeting the following criteria:
 - 1. **Jointing.** All stucco joints must be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints must also align with the locations of windows and doors and other changes in material.
 - 2. **Construction.** The stucco wall assembly must be indicated on the plans specifying stucco type and construction.

TABLE 9-5.C. ALLOWED DETAIL & ACCENT MATERIALS

All permitted major and minor facade materials may be used for details, trim, and accents.

Cast Stone Concrete Details	
I	precast stone ornamentation, lintels, sills, banding, columns, beams
Fiber Cement Details	
	trim, soffits
Metal Details	
J	trim, ornamentation, lintels, beams, columns
Wood and Wood Composite Details	
	painted/treated trim, soffits, other approved details
Vinyl Details	
K	limited to soffits, window trim; minimum .04 inches thick

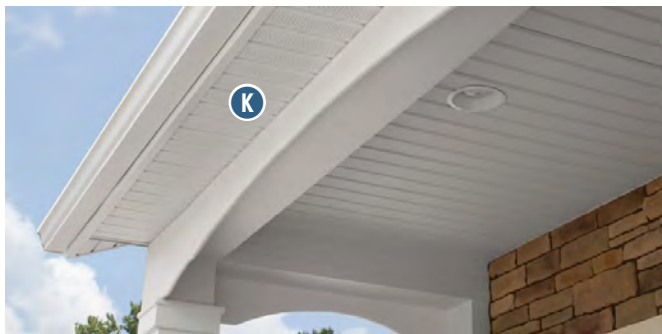


TABLE 9-5.D. PROHIBITED MATERIALS

Concrete, Unfinished (except as otherwise allowed in Table 9-5.B)	
L	untreated, unstained, unpainted
Fiberglass and Acrylic Panels	
	all
Glass Block	
M	unit blocks or prefab window kits, patterned, clear, frosted, or colored
Metal, Corrugated, Other	
N	ribbed, corrugated, multi-use sheet metal
Plastic Panels	
O	all, including high-density polyethylene and polycarbonate panels
Stucco or Synthetic Stucco Mouldings	
P	trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details
Wood	
	Unfinished, untreated plywood siding or panels

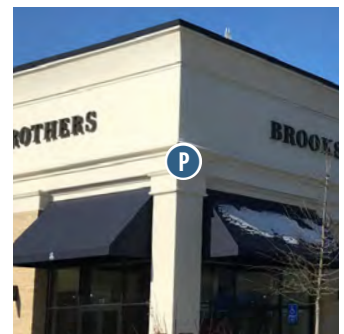
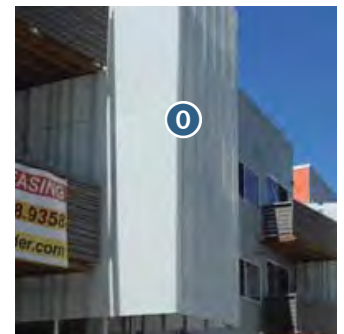
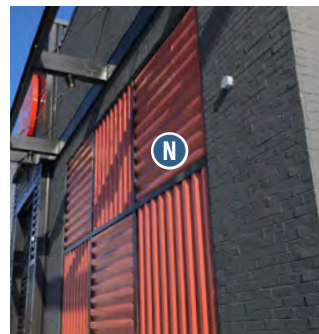
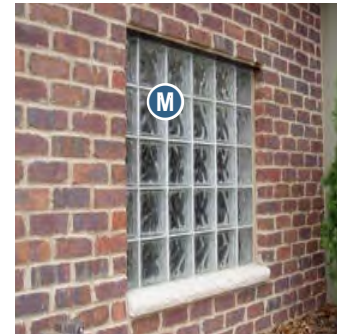


EXHIBIT 2



Ignite Medical Resort (Formerly Symphony, Hanover Park)



Medical building (Bartlett)



Ardmore Flats (Villa Park)

EXHIBIT 3



Elmhurst Terrace (before renovation)



Elmhurst Terrace (after renovation)

EXHIBIT 4



Albion 360 (Highland Park)



Hanover Park ^{USA}

AGENDA MEMORANDUM

TO: Chairman Serauskas and Development Commissioners

FROM: Shubhra Govind, Director of Community & Economic Development
Alex Schwartz, Village Planner

SUBJECT: Re-discussion of a recommended approval of a Text Amendment to Permit Some Level 3 EV Charging Stations as Permitted Accessory Uses

ACTION

REQUESTED: ☐ Approval ☐ Disapproval ☒ Discussion/Information

MEETING DATE: March 12, 2026

The Village Board has directed that the recommended approval of the EV charging text amendment from the January 8, 2026 Development Commission meeting be reviewed and re-discussed to further assess the potential impacts of all associated Code changes.

The Development Commission first discussed potential amendments to the Zoning Code regarding EV charging stations at the August 14, 2025 meeting. At the subsequent November 13, 2025 meeting, the Commission reviewed a comprehensive summary of a survey conducted across 11 Chicago-area suburbs regarding their requirements for Level 3 EV chargers. The Commission also provided feedback to staff on elements to be considered for potential Code revisions.

The Development Commission held a Public Hearing on January 8, 2026, and recommended approval of the following text amendment:

- Sec. 110-6.6 – Accessory uses and structures.
 - 6.6.2. Allowable accessory uses and structures in nonresidential districts.
 - w. Level 3 electric vehicle charging stations, as accessory special uses. **Installations meeting any of the following criteria shall not require special use approval but shall be subject to site plan and landscaping plan review:**
 1. **Installations serving four or fewer vehicles; or**
 2. **Installations on parking spaces in surplus of Code minimum requirements.**

This recommendation was forwarded to the Village Board during their February 5th meeting, during which, the Board directed the matter be sent back to the Development Commission for additional discussion.

No formal action is requested at this meeting. A formal Development Commission re-discussion will be scheduled for a future meeting date. At that time, staff will present revised language for the proposed text amendment for further consideration.