



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION WORKSHOP MEETING Village Hall, 2121 Lake Street, Room 214 Hanover Park, IL Thursday, January 10, 2019 7:00 p.m. MEETING MINUTES

1. CALL TO ORDER: ROLL CALL:

Chairperson Wachsmuth called meeting to order at 7:02 p.m.

PRESENT: Commissioners: Chairperson Virginia Wachsmuth, Ray Alvarez, Scot Neil, and Joe Serauskas
ABSENT: Commissioners: Terri Vlach, James Aird, Patrick Watkins and Parthiv Patel
ALSO PRESENT: Director of Community and Economic Development Shubhra Govind, Village Planner Ellen Weber, Associate Planner Jonathan Stytz and Secretary Kathleen Arnold

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Neil, seconded by Commissioner Serauskas.

Voice Vote: ALL AYES.

Motion Carried: Agenda Accepted.

4. DISCUSSION TOPIC:

4-a. Discussion of Land Use for the Village Center/TOD Area Comprehensive Plan Update

Director Govind presented an explanation of the need for Land Use Plan Amendments as part of the Comprehensive Plan. She explained that the TIF 3 District is currently set to expire in 2024 and we are in the process of extending the expiration date by 12 years. We will likely also be expanding the boundaries of the TIF. As part of that update, the TIF Plan needs to be consistent with the Village's Land Use and Comprehensive Plan, which therefore need to be updated as well. She reviewed the following timeline:

- 2010 - Comprehensive Plan Adopted
- 2012 - Village Center TOD Plan adopted, Comp. Plan portion updated.
- 2017 – Homes for a Changing Region Study

- 2017 – Phase 1 Update to the TOD Plan
- 2018 – Phase 2 Update to TOD Plan (Infrastructure and Streetscape)
- 2019 – TIF Redevelopment Plan Update and TIF 3 District Extension.

This workshop is being conducted to specifically discuss and obtain recommendations from the Development Commission on the Land Use section of the current Village Center/TOD Plan and Comprehensive Plan update.

The following proposed changes were presented:

- 900 Irving Park Rd – Change from all commercial to Commercial + Multi Family (Verandah senior housing development)
- NWC of Church and Lake - change to mixed use (Carwash, Symphony, new potential mixed use)
- Vacant land – 8 acres – NW Corner of Lake and Barrington, south of Maple – change to Mixed Use. NE Corner of Church and Lake – Starbucks area – remains commercial.
- Commuter Lots (north and south of train tracks) – change to Mixed Use
- Village Center area – changes along Devon to Multi-Family, per Lakota plan. Was shown in 2012 for Business Park/Light industrial.
- Benson Farm – 85-acre large vacant parcel – Single Family with frontage along Devon for Multi-family. Was shown in 2010 and 2012 for Business Park/Light industrial.
- 19-acre Sipal property to Multi-family
- SE Corner of County Farm and Greenbrook - 4-acre vacant land – Mixed Use (was shown as open space in 2010 but is seeing development interest).
- SE Corner of County Farm and Ontarioville – 15-acre vacant land to Green and Mixed use. Was shown in 2012 for Business Park/Light industrial.

After all details were presented the Commissioners had the following concerns, questions and recommendations:

Village Center TOD Plan:

(It was noted that the Lakota plan is Conceptual – not a formal development proposal. Detailed changes to development requirements such as parking, will be updated as part of zoning code or full Comprehensive Plan update.)

- Feel the proposed lot sizes noted on the plan are too small for single-family residential and townhomes.
- Feel the “Street Wall Concept” (similar to townhomes recently developed in Schaumburg at Roselle and Schaumburg Road) that have limited green space between the road, sidewalk and buildings are a concern – they would not be safe for children and pedestrians.
- Feel having large home so close to one another appears to be too dense. Density is expected in the City but not the suburbs, they prefer to see lots of open green areas.

- The current housing trend is for maintenance free lots. Instead of having a large backyard on each lot there could be a larger common open space, play area, with community amenities and walking paths.
- Consultants identified areas of the wetlands that can be redeveloped and concept plans for community amenities such as benches, walking paths and a dog park.
- Commissioners are concerned about the 1.25 spaces per parcel for parking (noted on the 2012 TOD Plan - spreadsheets on pages 15-18). They understand it is geared toward a TOD community, but the Village has a history of parking issues due to multiple generations living in one house, owning three or more vehicles and using garage space for storage.
 - Village code currently requires (3) three parking spaces per unit in the multi-family district regardless of number of bedrooms and (4) four spaces per unit for single family, with (2) two spaces enclosed. Would like to amend multi-family requirement in the future to relate to the number of bedrooms.
- Director Govind explained the 2012 spreadsheet regarding growth envisioned in that plan, regarding retail, office, industrial and residential uses, the anticipated square footage, number of parking spaces, and the potential number of jobs. The plan anticipated a total population of about 10,500 people in the Village Center area. We are now responding to a different market and vision.
- She also explained the draft concept plan illustrated by the Lakota Plan. The project that initially began as a streetscape improvement project, has grown to ensure that the improvements are done right for the long term.
- The Village is currently working burying the overhead power lines and improve marketability of the area.
- Asked for clarification regarding upscale / 'move-up' housing and what type of development that included. (Response: Newer homes with current/modern design concepts – like open floor plans, good amenities, well-designed common areas – likely larger in size than what currently exist.)
- Would like to see elevations and a description of amenities to get a better idea of what the consultants mean by “Upscale Housing”.
- Commissioners asked for clarification regarding the 3 industrial buildings currently located in the proposed Village Center area and if there was any plan to relocate those businesses. Do they have any concerns about moving?
 - Response provided: There is no plan at this time to relocate existing businesses. However, staff will assist in finding suitable locations within town to retain the businesses.
 - One of the 3 industrial buildings is in poor shape and could be redeveloped. One building is shown on the plan reused as a Community Center, or a civic amenity.
- Existing and proposed Land Uses were discussed for various properties in the Village Center.

- Consultants prepared the Village Center TOD Plan with input from the 2017 Homes for a Changing Region study.
- Questioned if a separate meeting could be set up to discuss all the proposed changes with the current business and building owners who would be affected when a developer submits a proposal in line with the Village Center TOD Plan?
 - All redevelopment plans will be presented to the Development Commission for their recommendations and then to the Village Board for approval.
- Asked for clarification regarding the ownership of the land at the Northwest Corner of Lake and Barrington and the land at the Southwest corner of Barrington & Maple. If the owner is the same as the developer of the Church Street Station development that went bankrupt, do we have any concerns about this owner's ability to develop these parcels? (Staff Answered: Neumann Homes had developed the first phase, and the company went bankrupt. M/I Homes finished the development.)
- How many homes/lots in the Church Street Station development are still vacant? (Staff Answered – all townhomes have been sold/occupied.)
- Commissioners would like to see more graphics on the impact of the extension of IL-390 / Elgin O'Hare expressway.
- Would like to see more details of the Multi Model Transportation Hub concept to address the current parking issues the Village is facing.

Note: Metra has been informed of the Village Center plan concepts and is supportive of the redevelopment of the commuter lots if the redevelopment plan maintains the required number of spaces and takes into consideration the convenience of riders.

Draft Land Use Plan Amendment:

- The Commissioners reviewed various areas of the Village and discussed proposed changes. They are agreeable to the proposed Draft Land Use Plan.
- Commissioners feel the plan makes sense given the current market conditions.
- Questioned if the Land Use Plan can be amended once the Village Board reviews and approves.
 - Land Use plans can be amended as needed. In 2010, the Land Use Plan envisioned adding more corporate headquarters and industrial uses to the Village Center, but current trends indicate that corporate office growth is not anticipated in this area.
- Commissioners agreed that the available property at Stearns & Redford could work for mixed use. (For example, 900 Irving Park Road has been rezoned for Commercial and Multi-Family Residence District). Another choice would be Multi-Family Residence District.
- Commissioners would like to view the statistics showing how this would add more jobs, public amenities, increase population and tax benefits for the Village.

TIF 3 District Boundary Expansion and Extension (12 years).

Staff explained: TIF Stands for Tax Increment Financing. A tax increment is the difference between the amount of property tax revenue generated before the TIF district designation and the amount of property tax revenue generated after TIF designation. Only property taxes generated by the incremental increase in value of TIF district are available for TIF projects. TIF districts do not increase taxes.

Current TIF is set to expire in 2024. All taxing bodies have given their support for an extension of 12 years, and the Governor has also signed the bill. Village now needs to go through the amendment process.

- Commissioners questioned who needs to be sent notifications for all required meetings and hearings to extend and expand the TIF 3 District Plan?
 - All TIF 3 District property owners as well as property owners within 750-feet of the TIF 3 District boundary will be notified.
- What rights do the parcel owners who currently are **not** within the boundaries of the TIF 3 District have? Can they opt out?
 - The Village prefers to work with all parcel owners when proposing amendments.
 - The Village has the right to proceed without parcel owner consent but are required to send notifications to all parcel owners and interested parties.
 - The designation of a TIF District Plan does not impose any financial burden to existing businesses or parcel owners.
- If the 85-acre property owner has objected to being included in the TIF before, is there a chance that we may again have issues with adding this property into the TIF? (Answer: Village is conducting an analysis/evaluation to determine which properties should be included in the expansion at this time. Consultants will evaluate whether this property should be added to the TIF District at this time, or in the future in conjunction with a development proposal.)
- Commissioners requested a timeline of all dates, times and requirements of extending the expiration date by 12 years and expanding the boundaries of the the TIF 3 District Plan.
 - Staff is in the process of finalizing a timeline within the next couple weeks.

5. ADJOURNMENT:

Motion by Commissioner Alvarez, seconded by Commissioner Serauskas.

Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 8:45 p.m.

Recorded and Transcribed by:



Kathleen Arnold, Secretary

Chairperson

this 10th day of January 10, 2019



Virginia Wachsmuth,