



Village of Hanover Park Administration

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

hpi.org

Village President
Rodney S. Craig

Village Clerk
Eira Corral Sepúlveda

Trustees
James Kemper
Jon Kunkel
Herb Porter
Bob Prigge
Rick Roberts
Sharmin Shahjahan

Village Manager
Juliana A. Mallier

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING

**Village Hall, 2121 Lake Street, Room 214
Hanover Park, IL
Thursday, January 31, 2019
7:00 p.m.**

MEETING MINUTES

1. CALL TO ORDER: ROLL CALL:

Chairperson Wachsmuth called meeting to order at 7:04 p.m.

PRESENT: Commissioners: Chairperson Virginia Wachsmuth, Ray Alvarez, Patrick Watkins, James Aird, Syed Hussaini and Joe Serauskas

ABSENT: Commissioners: Parthiv Patel and Scot Neil

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 Watkins, seconded by Commissioner Aird.

Voice Vote: ALL AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of December 13, 2018

Motion by Commissioner Serauskas, seconded by Commissioner Aird.

Voice Vote: ALL AYES.

Motion carried: Approved the Minutes of December 13, 2018.

5-b. Regular meeting Minutes of January 10, 2019

Motion by Commissioner Serauskas, seconded by Commissioner Alvarez.

Voice Vote: ALL AYES.

Motion carried: Approved the Minutes of January 10, 2019.

6. **ACTION ITEMS:**

6-a. Public Hearing: Conduct a Public Hearing to consider proposed amendments to the Village of Hanover Park's Comprehensive Plan pursuant to 65 ILCS 5/11-12-7. In particular, the amendment relates to the Future Land Use Plan Map (the official plan). The proposed amended Comprehensive Plan shall affect all properties within the corporate limits of the Village of Hanover Park, and within one and one-half (1½) miles from the corporate limits of the Village of Hanover Park pursuant to 65 ILCS 5/11-12-7.

Chairperson Wachsmuth: Entertained a motion to open the Public Hearing. Motion by Commissioner Aird to open the Public Hearing, seconded by Commissioner Watkins.

Voice Vote: All AYES.

Motion Carried: Public Hearing Opened

Director Govind explained that TIF District #3 – the Village Center TIF, was in the process of being extended. When the TIF Redevelopment Plan is updated as part of the TIF Extension, it will need to be consistent with the Land Use Plan within the Village's Comprehensive Plan. For that reason, the 2010 Future Land Use Plan, as amended in 2012, needs to be further updated.

With the aid of a PowerPoint presentation the following timeline was reviewed:

- 2010 - Comprehensive Plan Adopted
- 2012 - Village Center TOD Plan (replaced Chapter 5 Special Area Plan).
- 2017 – Homes for a Changing Region Study
- 2017 – Phase 1 Update to the TOD Plan
- Annexations
 - Sod Farm
 - Golf Range
- 2018 – Phase 2 Update to TOD Plan (Infrastructure and Streetscape)
 - Preliminary Ontarioville District - Concept B
- 2019 – TIF Redevelopment Plan Update and TIF 3 District Plan Extension.

Director Govind presented recommendations for the following proposed changes to the Future Land Use Map in the Comprehensive Plan via the PowerPoint presentation:

- 900 Irving Park Rd. – (Senior housing development) change from all Commercial to Commercial + Multi Family.
- NW Corner of Church and Lake - change from commercial to Mixed Use (Claremont/Symphony and potential Monroe Mixed-Use development).
- NW Corner of Lake and Barrington - Vacant land – 8 acres, south of Maple – change from Commercial to Mixed Use. However, the NE Corner of Church and Lake – Starbucks area – remains Commercial.
- 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 – Was shown in 2010 and 2012 for Business Park/Light industrial. Change from Industrial to Single Family with frontage along Devon for Multi-family.

- Sipal property - 19-acres – Change from Multi-Family and Commercial to Multi-family. (Please note that the 2012 plan showed land uses along streets currently not in existence.)
- SE Corner of County Farm and Ontarioville – 15-acre vacant land was shown in 2012 for Business Park/Light industrial. Change to Green (wetland areas) and Mixed Use.
- SE Corner of County Farm and Greenbrook - 4-acre vacant land south of shopping center was shown as open space in 2010 but is seeing development interest. Change to Mixed Use.
- 2 lots on Lake west of Walnut shown single family – Change to commercial.
- NW Corner Irving and Barrington – Tap House Grill and another outlot inaccurately shown as single family. Change to commercial.
- Apartments on Jensen – shown in 2010 as Single Family, likely an error. Change to Multi-family to show current use, which may continue in the future.
- Sod Farm and Golf Range on Lake St. – shown as commercial. Change to Mixed-Use to offer flexibility. Sod Farm could go Commercial with Industrial in rear, and Golf Range could go Commercial with office or multi-family.

She explained the TIF 3 extension and potential expansion:

- The TIF 3 District was created on 5/24/2001 with a retirement date of 23 years at 5/24/2024.
- Current size of the TIF 3 District is about 206.8 acres.
- Proposing adding 12 more years for a retirement date of 5/24/2036.
- Benefit of extending the retirement date would be to encourage additional development activity to occur and increase the EAV within the TIF. The increment can then be reinvested within the TIF for improvements, per TIF Plan and eligibility criteria.
- Proposed boundary expansion to include south commuter lots and areas highlighted in pink on draft of proposed TIF 3 District Plan Boundary Map.
- Any area added to the TIF will have the same retirement date as the original TIF district.
- Upcoming steps:
 - File TIF 3 District Plan Amendment with Village Clerk. (completed 12/2018)
 - Conduct Boundary Review.
 - Create Future Land Use Map.
 - TIF Increment Projections and Budget.
 - Prepare Major Amendment Document.
 - Public Notification
 - Public Hearings (Joint Review Board and Village Board).
 - Village Board Workshop: Village Center Streetscape Improvement Project Presentation and Discussion.

Chairperson Wachsmuth asked for questions and comments prior to closing the Public Hearing

Commissioner Comments:

Commissioner Serauskas Questioned if the taxing rate for the businesses will increase for the proposed 12-year period.

Director Govind Responded that no, the tax rate does not change due to a property being within a TIF District or not. She explained how the increment in property tax due to increase in the EAV, can be used for reinvestment into the TIF. Developer would still provide land or impact fees in lieu of land, to Schools, Libraries and Park Districts, for residential development.

Commissioner Aird Questioned if the Development Commission was making a recommendation to have the proposed changes officially rezoned?

Director Govind responded that we are only making a recommendation on the Future Land Use so that when we receive a development proposal, the Village can review it with the guidance of the Land Use Map, which is a vision for how an area should be developed. Comprehensive Plans are developed with feedback from numerous stake holders. This is not a zoning map change it is a Future Land Use Plan Map change.

Commissioner Aird Questioned what does the R4 classification stands for on the Zoning Map?

Director Govind responded it stands for Multifamily Residence District.

Chairperson Wachsmuth requested clarification of the brown sections on the Land Use map for Multi-Family Residential and how it relates to the orange sections for Village Center Plan Mixed - Use.

Director Govind: Responded that the brown is for Multifamily Residence District. The orange section represents Mixed Use. For example, adding residential units with parking garages close to the Metra Station with retail is attractive to workers downtown.

Chairperson Wachsmuth question why would Metra want to have housing so close to their lots? To increase ridership? Are they ok with building on their newly resurfaced lots?

Director Govind responded yes - having housing close to the station would attract more riders, not only for the train but for buses as well. Redevelopment of the commuter lots would likely have structured parking not surface parking.

Commissioner Serauskas questioned who would be responsible for paying for construction?

Director Govind responded the Developer. Currently the commuter lot is not within the boundaries of the TIF 3 District. For the Village to be able to use funds from the TIF for the purpose of public improvement, for instance, if developer needs to upsize any public utilities, would be a valid use of TIF funds. But if that is not in the TIF District then there are restrictions as to how the TIF funds get used. Therefore, as along with the extension of

the life of the TIF, we are also looking at expanding the boundaries. The Land Use Plan is only a vision, not a blueprint. In the Streetscape improvement concept plan developed by Lakota, the yellow areas of the map (Benson property) show a conceptual layout to add “move-up” housing with Community Amenities. Around the wetlands it proposes residential with green space and amenities such as a public park or gazebo. A buffer is required around the wetland.

The Village Center Plan concept shows the Industrial businesses relocated out of the TIF District and the buildings reused for Community Amenities with retail. As discussed in the January 10, 2019 Workshop Industrial use does not fit in that fabric any more. The original building can be converted to a public amenity for a museum or shops in that district. If a proposal comes in to redevelop/rezone that Industrial building, Development Commission’s feedback will be requested. The proposed plan also details what streetscape improvements the Village is planning. The Village did purchase five properties that were available downtown for sale to be used for public/civic purposes. Their location was ideal for a central gathering place and parking for our downtown businesses now and in the future. The three lots east of the Prairie Station Pub are envisioned for a public park. The lot west of the Prairie Station Pub used to be a dilapidated building and right behind that another lot was purchased for future redevelopment or public parking. The Future Land Use Map shows those areas in blue designated for Civic & Institutional use.

The aerial map shows the current and proposed TIF 3 District boundaries, with the current boundary in blue and the proposed expansion areas in pink, that are not currently in TIF 3. Also shown on the map is land purchased by IDOT in anticipation of extending the Elgin O’Hare expressway and IL-390 thru the Village’s downtown, as a limited access roadway.

The next aerial map shown is the NW corner of Center and Lake. The Village owns two of the five lots in this area. It is designated as Commercial so for instance, if we receive a development proposal for a doctor’s office that would be fine in terms of land use.

Commissioner Aird questioned if an area is tagged Mixed - Use can it go either way, Residential or Commercial or both?

Director Govind responded yes. Mentioned that the five lots are currently zoned B2 Local Business District, and are shown for commercial land use in red. The total area for the 5 lots together is 0.8 acres which is not big enough for Residential. The car wash is under construction east of Suburban Tires, Symphony and then the 7.5 acres property, which a Developer is proposing for Mixed-Use development. Going further east is all developed except at the corner of Lake and Barrington which is the area staff is proposing for Mixed-Use. The property can be developed for Multi-Family Residences and a portion could still be Retail. It could be what they call Horizontal or Vertical Mixed Use. Vertical Mixed Use is where you have commercial on the ground floor and residential above. Horizontal Mixed Use is where a portion of the land is set aside for Retail and another area for Residential, side by side.

Next the Historic District area. Proposed revisions are to remove the Animal Hospital from the Historic district as it is not an Historic Structure. The area to the south you will see 85-acre Benson Farm property and 19.5 acres owned by the Sipal Family property.

Both properties are available for redevelopment. Per the Lakota Plan it shows single-family for the southern portion of Benson, with Multi-Family land use along Devon. Similarly, the Lakota plan calls for multi-family on the Sipal property. However, any development on these properties will likely need access off Church Road.

Further south on Church Road, there is 5.5-acre property adjacent to the bend in County Farm Road, which also has a wetland area. Previously, the TOD Plan called for Retail use along the County Farm frontage and in the back for Multifamily. At the January 10, 2019 Development Commission Workshop, a discussion was had about changing to Mixed-Use so it could be developed for Multifamily or Commercial, whatever comes first. If the downtown area develops first and there is enough market demand for Commercial Use than that piece could go Commercial. Access is very limited due to being on a bend on County Farm Road which may impact Commercial Use to thrive. East of County Farm Road is a 15.5-acre property that also has a lot of regulatory wetlands on it but has a few acres that are high ground so could be available for Mixed-Use. We have had inquiries for Senior Housing for that piece.

Next aerial details the 2017 Annexations that include the Sod Farm and the Golf Range. Currently these parcels are shown Commercial, the Village has the option to leave as is and change when a developer submits a proposal or change now.

Chairperson Wachsmuth questioned if there is an advantage to making the two annexed parcels Mixed-Use?

Commissioner Aird suggested changing the Sod Farm parcel to Industrial as the other side of the street is Commercial. This would be a great location for the three existing Industrial businesses in the Village Center to relocate. An added plus is that it is in a high traffic area.

Director Govind responded that on that site, there are twenty plus acres adjacent to Elgin O'Hare/I-390, and a significant portion is in the flood plain. But to Commissioner Aird's point he is right, it would be a great location to add retail to the frontage, as it is in a high traffic area. Good thing to keep in mind is Retail brings sales tax. The front could be developed for retail and the back for Industrial.

Commissioner Serauskas questioned if the Sod Farm owner is thinking of selling?

Director Govind responded that the property is not currently on the market. We have had inquiries from developers and the current owners also may be interested in redevelopment. Currently there are several businesses including a landscape company and nursery. Officially the Village has not received any redevelopment proposals.

Commissioner Serauskas questioned if the old farm house on the property could be purchased by a developer and torn down?

Director Govind responded the old farm house is not in a Historic District, or a designated landmark or on the National Register for Historic Places. So, the old farm house is not protected.

Chairperson Wachsmuth commented the Golf Course property is crowded and if more housing is added, she feels it could be creating parking issues.

Director Govind responded parking would have to be provided on site for any proposed use. That concludes the discussion on Land Uses. Next, we will discuss the extension of the retirement date of the TIF 3 District from 2024 to 2036, which represents the twelve-year extension and expanding the TIF 3 District boundary. This is being proposed to encourage additional development activity to occur and increase the EAV within the TIF 3 District. The increment can then be reinvested within the TIF for improvements, per TIF criteria.

The aerial in the PowerPoint shows the current TIF 3 District Plan highlighted in blue and the proposed extension highlighted in pink. The Village is working with TIF Consultant S. B. Friedman, who is performing the eligibility evaluation, analysis and guiding the Village in this process.

During the workshop on January 10, 2019, we had looked at a map showing 3 areas that could potentially be added. However, as of yesterday, January 30, 2019, staff had additional discussion as to what affect this would have on the timeline. The Village's concept plan for the Benson property envisions it for Single Family and Multifamily Residence development, which will generate school age children. If that area was to be placed in the TIF District, we would need to have a discussion with the School Districts as it will impact additional revenue from the property taxes from any new development for remaining life of the TIF (at this time, it is seventeen years - based on five years left in current TIF plus twelve-year extension). There is no impact to School Districts until a development is in place.

There are strict criteria that must be met to establish a TIF District. If the property is being farmed that adds another set of criteria that must be met to obtain approval to put a TIF in place. Additionally, there is no development proposal for the Benson property currently, so why start the time clock?

Commissioner Aird questioned why now, is the Village extending and expanding the TIF 3 District if some area is already developed? Why not let it expire and create a new TIF District for new development?

Director Govind responded the Village does not cut parts out as they develop. The way TIF works is that increment in the EAV comes from development, that is then reinvested in the TIF. There is always a "But for" test, which means "But for the TIF being in place that development would not have happened", so it must pass that test. Anytime a developer asks for assistance we must go thru the "But for" test. The State has certain criteria that must be met in order to put a TIF District in place. You have to show the region is blighted or not developed or cannot be developed without assistance. All those required criteria were met when the TIF 3 District was first put in place.

Another area that was discussed at the January 10, 2019 Development Commission Workshop were the twenty-six lots around Maple Avenue and Oak Avenue that are

waiting to be developed. Some are not the correct width so the developer will have to go thru a Variance or re-Subdivision process. At that time staff felt it would be a good idea to add that area into the TIF 3 District, so if assistance was needed to extend Oak Avenue funds would be available for that use. This also presents complications as those twenty-six homes would produce children. This could cause the same issues with the School District. A specific agreement with the School District can be worked out to address this issue but other taxing bodies may also want to be included.

Village Planner Ellen Weber commented that in the last ten years it has become more common to see housing including within a TIF. The town of Orangeville, which is up by Freeport, was in danger of losing all their schools so they created a TIF District which included housing to increase their population and keep the schools open. It is also a strategy to include housing in the TIF to generate population to attract commercial.

Director Govind asked Commissioner Watkins if the Village of Roselle has done a TIF just for housing?

Commissioner Watkins commented they do not have Multifamily in their TIFs - the reason being the Performas do not always work as when the plans come in, they have areas designated for parks and Multifamily Residence District. The reality of those project is this may not be where school age children live, the residents could consist of young adults or seniors over the age of fifty-five. The other thing is when dealing with Single Family you see some negotiation with the School Districts to create a TIF or to extend one. Felt Director Govind had an interesting point - you do not want to extend it unless there is a development agreement the schools do not see any additional funds. What is nice is if an agreement was made the funds received are outside the Tax Cap, like for the Village receives Sales Tax it is better than receiving EAV. Most school districts understand how this all works.

Village Planner Ellen Weber agreed that TIF Districts can be a benefit for a school district that is unable to capture all the new growth because of tax cap limitations. The Districts can only capture the CPI or 3.5%, whichever is less so in times of significant growth the new EAV is held off the books and the school or taxing body then are able to receive the new value at new growth when the TIF District ends.

Director Govind explained that the difference between what was discussed during the January 10, 2019 Workshop for expanding the TIF 3 District boundary was that from of the three areas presented, only the south commuter lots are being proposed to be included in the TIF 3 boundary. If added, the new area would have the same seventeen years as the remainder of the TIF.

Commissioner Aird questioned who owns the Metra Lots.

Director Govind responded Metra owns the land and the Village of Hanover Park has a long-term lease with Metra.

Commissioner Watkins questioned if the Metra agreement was a one for one for parking spaces?

Director Govind responded we have had multiple discussion on the redevelopment of the Metra lots and recently when working with Lakota, there was a reaffirmation of Metra's support in redeveloping the commuter lots. They are also supportive of the lots being included in the TIF 3 District. There have been two discussion in 2016 and 2017 when the consultants Teska were working on the Housing Plan and Phase 1 of the Village's TOD Plan. They held meetings with several business owners and property owners of the downtown area and then another meeting with Realtors and Home Owner Associations for the Housing Study. The third discussion was with TOD developers to get their feedback. The fourth discussion was with Pace and Metra. If interested the Housing Study is also online and the appendix details all the feedback received.

The next steps will be filing for the TIF 3 District Plan amendment. A draft was filed in December 2018 with the Clerk. S. B. Friedman, the TIF Consultants, are doing the review and analysis and guiding the Village thru the extension and expansion process, working on the Future Land Use amendment, calculating the TIF 3 District financials - almost the same steps as when the TIF was put in place. This will include Village Board Meetings, notification of all tax payers within the TIF 3 District and within 750 square feet of the TIF 3 District boundary. The Land Use plan in the Comprehensive Plan will be updated. You can find the 2010 and 2012 plans on the Village website and the 2019 plan will be updated once revised and adopted.

Village Planner Ellen Weber commented the 2012 map was updated with revised colors in order to create an apples-to-apples comparison to the new 2019 map.

Trustee Porter questioned in all this planning has the Village identified where they are going to relocate and build Fire Station #2 in any of these plans?

Director Govind responded that is a separate discussion that's going on.

Trustee Porter questioned what kind of impact Fire Station #2 will have on these plans as it will intersect at some point in the Comprehensive Plan.

Director Govind responded she has not heard a discussion from that perspective. Fire Station #2 is a different analysis and we are searching for a site. It will not be in the Village Center Plan area - it will be in the south side of the Village.

Trustee Porter questioned the Golf Range across the street from the Sod Farm, he was not aware of any interest to sell.

Director Govind responded it may have been a discussion of the Sod Farm owner adding a nursery or landscaping element. As far as we know the Golf Range has no plans for development.

Commissioner Aird questioned the Future Land Use recommendation for the parcel on Lake Street by the viaduct that has the Shell Station on it. The 2010 Plan has it as Multifamily and the 2012 Plan shows it as Mixed Use. What is being proposed for that section?

Director Govind responded the Shell Station will stay and the triangle piece next to it is proposed for Mixed Use.

Chairperson Wachsmuth commented Mixed Use office would be the best possibility. How big is that property?

Director Govind responded it is 2.7 acres. There has been discussion by the new owners of the gas station to redevelop and add more commercial.

Commissioner Aird commented he feels it is too small for residential development.

Chairperson Wachsmuth commented also too noisy.

Trustee Porter commented he would like to see more commercial development with additional eating establishments. Also, more pumps with proximity to IL-390.

Commissioner Aird commented he would like to see more access to Lake Street.

Chairperson Wachsmuth questioned if there were any revisions as a result of the January 10, 2019 Development Commission Workshop?

Director Govind responded the only change was the proposed land use for the Sod Farm and Golf Range on Lake Street.

Commissioner Alvarez commented he feels it makes sense to change from Commercial to Mixed-Use to provide more flexibility for development.

Commissioner Watkins commented keeping frontage Commercial and back for Residential or Horizontal Mixed Use is best.

Trustee Porter commented he would prefer Commercial and Industrial at that site as Industrial and Residential could create a headache.

Commissioner Aird commented he recommends for the Sod Farm side Commercial and Industrial and for the Golf Range side Commercial and Residential.

Commissioner Serauskas commented he recommends Mixed – Use but how it should be used depends on the parcel of land and the egress.

Commissioner Hussaini commented he recommends more Commercial but agrees to Mixed – Use.

Chairperson Wachsmuth: Entertained a motion to close the Public Hearing. Motion by Commissioner Aird to close the Public Hearing, seconded by Commissioner Watkins.

Voice Vote: All AYES.

Motion Carried: Public Hearing Closed

Note: No one from the Public was present.

Director Govind presented final recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to recommend approval of the proposed amendments to the Land Use Plan, per the staff report, with mixed use noted for the Sod Farm and Golf Range areas and forward the recommendations to the Village Board for their consideration for final action for the Land Use Plan, thereby amending the Village of Hanover Park's Comprehensive Plan.

Motion by Commissioner Aird, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:

Commissioners: Aird, Alvarez, Hussaini, Serauskas, Watkins, and Wachsmuth

NAYS:

Commissioners: None

ABSENT:

Commissioners: Neil and Patel

Motion Carried. Recommend approval.

Chairman Wachsmuth noted the Development Commission is a recommending body and this will go before the Village Board at their next meeting.

7. TOWNHALL SESSION:

Commissioner Serauskas questioned Trustee Porter that if the Village is not raising taxes how they are going to handle all the streets in need of repair.

Trustee Porter responded the Street Repair expense is part of the annual budget and the Village has a list of streets in need of repair and once spring time comes will begin the repair process. Is there a street you are concerned with?

Commissioner Serauskas responded there are a lot of issues at the intersection of Country Side Drive and Orchard Avenue. Would like the Village Engineer to look at the sewer layout, as the first sewer is located half way down the block. During the winter melting snow and ice run down from Irving Park Road and pool at the intersection. An added issue is the two businesses Kamphaus Auto and Enterprise Car Rental park along Orchard Avenue and with the snow it is very difficult to pass thru.

Trustee Porter responded a temporary fix will not address the issue. If anyone is not parking legally, they can address.

Commissioner Serauskas suggested signage and yellow stripping to not allow parking from that intersection up to Irving Park Road.

Trustee Porter responded he will bring the following issues to Public Works Director T. J. Moore:

1. Sewer system needs to be addressed due to standing water.

2. Narrow street limits access during winter due to snow.
3. Car belonging to the two businesses impacting easy access to thru traffic.

8. **OLD BUSINESS (NON-ACTION ITEMS):** None

9. **NEW BUSINESS (NON-ACTION ITEMS):** None

10. **ADJOURNMENT:**

Motion by Commissioner Serauskas, seconded by Commissioner Aird.


Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 9:13 p.m.

Recorded and Transcribed by:



Kathleen Arnold, Secretary
this 31st day of January, 2019



Virginia Wachsmuth, Chairperson