



Village of Hanover Park Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
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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. Maller

VILLAGE OF HANOVER PARK

VILLAGE BOARD WORKSHOP MEETING Municipal Building: 2121 Lake Street Hanover Park, IL 60133

Thursday, February 7, 2019
5:30 p.m.

MINUTES

1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 5:30 p.m.

Roll Call:

PRESENT: Trustees: Porter, Prigge, Kunkel, Shahjahan

Quorum established.

ABSENT: Trustee(s) Roberts, Kemper, Clerk Corral Sepúlveda

ALSO PRESENT: Village Manager, Juliana Maller, Village Attorney Paul and Department Heads.

2. ACCEPTANCE OF AGENDA

Motion by Trustee Kunkel and seconded by Trustee Prigge to accept the agenda.

Voice Vote:

All Ayes.

Motion passes.

3. DISCUSSION ITEMS

a. Village Center Redevelopment

Village Manager Maller provided summary update and introduced Kevin Clarke, Urban Planner and Landscape Architect and his team from the Lakota Group to provide the formal presentation of the project.

Mr. Clarke introduced Dena Van Der Wal, Civil Engineer from the Lakota Group, and Jim Kapustiak, Civil Engineer from Spaceco.

Mr. Clarke spoke to the project area and how the process was initiated. He spoke to the overall community space adding a plaza, streetscape and improvements to Ontarioville Park. He spoke to a long-term plan, that includes mixed use, multifamily areas, the creation of new streetscape, a street pattern, the creation of a new district, a new gazebo, additional structured parking, and a way to connect to trails and parks. He noted that these concepts would work around the existing businesses and wet lands. This would create a new district by adding to what is currently there.

Clerk arrived at 5:45 PM.

Mr. Clarke also spoke to immediate short-term design options that would be desirable and broke the study area of design options into four pieces. He described these pieces as follows; the improvement of the Ontarioville-Devon streetscape, the improvement of the Ontarioville Park, the provision of a new parking lot and a plaza to attract people to the area. The plaza area would also accommodate the ability to host community events. He considers the park design to be very visible which would also promote the businesses in the area and provide a central gathering hub for residents.

When he spoke to the streetscape, he spoke to a variety of textures and character elements by the use a variety of brick pavers, curved planters, vertical elements, more trees, and Tivoli lighting which provide visible crossroads and a pleasant pedestrian experience.

Mr. Clarke spoke to the plaza space noting that this design also provides a lawn space for events, a stage area, and as a focal point a water feature. He noted various site furnishings such as bollards, planters, benches, seat walls, bike racks, and planting areas that would add green elements and multiple places for people to sit and enjoy the space.

Questions fielded and answered.

Village Manager Maller spoke to the next steps moving forward for this project and noted that staff would be going to the Board for authorization to conduct the study of the areas within the TIF district as well as the non TIF District area. She explained the TIF district and diagram and the possibility of an expansion of TIF 3.

Spaceco Civil Engineer, Jim Kapustisa spoke to the utility companies. He noted that ComEd, ComCast and AT&T share poles and their overhead wires will have to be buried and/or replaced/re-located in various areas as deemed necessary per the scope of the project.

Questions fielded and answered.

Davy Utility Services Consultant, Tammy Galvan-Barnett spoke to the current design phase with all three utilities and Metra. She noted a completion date of June 2019.

Jim Kapustisa noted that all businesses should remain open with a minimum of disruption and loss of power.

Questions fielded and answered.

Village Manager Maller noted that staff met with Metra representatives and that they are requesting a 1:1 parking replacement. She noted that even if replacement is on the other side of tracks, that it would be a considerable cost for parking. Consideration for the South Commuter Lot to be included in the TIF district is desirable. She also noted if the Board wishes to move forward with the project that AT&T and ComCast require payment up-front.

Resident question fielded and answered.

4. ADJOURNMENT

Motion by Trustee Porter and seconded by Trustee Prigge to adjourn.

Voice vote:

All Ayes.

Motion carried.

Meeting adjourned at 6:42 p.m.

Recorded and Transcribed by: Eira L. Corral Sepúlveda, Village Clerk
Minutes approved by President and Board of Trustees on this: March 7, 2019.