



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

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

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

MINUTES

1. CALL TO ORDER: ROLL CALL

Chair Serauskas called the meeting to order at 7:04 pm

PRESENT: Commissioners: Ray Alvarez, Tom Clark, Theresa Palazzo, Chair
Serauskas

ABSENT: Commissioners: Chris Bjorkman, Vice Chair Watkins

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 January 8, 2026 (no meeting in February).

Voice Vote: All Ayes.

Motion passes.

6. TOWN HALL SESSION: none

7. NEW BUSINESS:

7-a. Discussion of Potential Future Zoning Code Amendments for Consideration – Village Center Façade Grant Standards

Planner Schwartz reviewed the prior discussion regarding facades from August 14, 2025 and items that have already been implemented included:

- Reducing the 50% balcony enclosure requirement
- Increasing the 30% maximum balcony façade coverage
- When a Minor Design Exception is granted, excluding a 20' driveway from the 80% façade coverage requirement
- Some Level 3 EV chargers for administrative approval

Staff is now requesting discussion regarding certain Village Center façade standards. Currently there are 4 groups of materials in the Village Code:

1. Major Façade Materials – 70%
2. Minor Façade Materials – 30%
3. Accent Materials
4. Prohibited Materials

Planner Schwartz noted that both the recent Village Center development proposals received design exceptions for façade materials. The Synergy project asked for TIF assistance and using some of the of required materials would have increased the ask.

Chair Serauskas commented that the lifespan of the products we allow and their durability in our weather is important. He asked Chief Capela if composite and fiber cement board (HardieBoard) are acceptable materials and believes the fiber cement board available today is a great material with minimal maintenance and is insect-proof.

Chief Capela commented that composite is like plastic, with a mix of sawdust and polymer, it's maintenance-free, resists rot, decay and UV damage, and has a 50+ year lifespan. He said fiber cement board is more like particle board material and is not the best for wet climates. Chief Capela added that materials such as simulated brick and stone are like vinyl siding; very durable, great longevity, and it is currently thicker than it used to be so now has a much longer lifespan.

Planner Schwartz commented that vinyl siding is better today than it was 40 years ago, it requires less maintenance than brick or wood especially when using it to reside a building or residence.

Commissioner Palazzo said simulated materials are easier to maintain and stay looking nice for a long time.

Commissioner Alvarez asked why simulated materials were left out as a permitted material in the past. Director Govind commented that Backstreet BBQ's façade is simulated wood and looks very nice. The original list of approved materials may have reflected a cautious approach.

DISCUSSION QUESTIONS FOR COMMISSIONERS

1. Is wood or composite an acceptable Major Façade Material for General Buildings?
2. Is fiber cement board an acceptable Major Façade Material for General Buildings?
3. Are either materials (wood or composite) acceptable if the building is not only one material?

Chief Capela stated that wood is currently only allowed up to a certain height due to its combustibility factor per the Building Code.

Director Govind stated that currently the Village Center Code does not allow wood or composite wood on general buildings. Everclean car wash, which was built before the new Village Center Code, has a large amount of composite wood on the building and it looks very nice. If composite wood were to be allowed the Building Code would come into play and would be only allowed to a certain point.

Commissioner Clark commented that wood looks good when it is new, but can the Commission decide what type of materials to allow based on longevity? Director Govind answered yes, we can do that.

Planner Schwartz said that currently the Code says wood or composite wood are not allowed, but the two materials could be separated since composite wood seems to be more accepted due to its durability.

Commissioner Alvarez was concerned that a developer may then just want to use whatever materials are cheaper rather than being concerned with longevity.

Commissioner Clark asked if we should specify the longevity of materials allowed in the Code such as materials that will last 20+ years for example? Director Govind said part of it would depend on maintenance and we do already have maintenance codes regarding upkeep.

Director Govind commented that with Backstreet BBQ, their goal was to have a look similar to Texas Roadhouse buildings, which are made with long lasting materials. Chief Capela noted that Backstreet BBQ's façade is made of cedar fence pickets.

Planner Schwartz asked the Commission about simulated materials in general; inquiring whether the Village should require a Design Exception request for any simulated materials, or whether the Commission was comfortable with an easier way to allow simulated products of a material that is already permitted.

Regarding real vs simulated brick, Director Govind commented it is very difficult to tell the difference just by looking at it. Technology has come a long way with it. Our Code currently does not allow for veneer brick or veneer stone. These materials are easier to install, lighter weight, weather resistant, and much easier to maintain.

Chief Capela mentioned Nova brick, which is a brick product that is meant to be stacked on top of each other and are a thick, V-shaped pattern, mortar-free, more water and weather resistant, and long-lasting. It's a "simulated" brick product. These types of products are purely used for looks since they do not provide any additional strength to a structure, however. Director Govind added that historically, brick and stone were used for their strength on load-bearing walls of the structure. Today's buildings are using brick and stone for aesthetics mostly.

Commissioner Palazzo was concerned that a developer may choose a cheap knock-off version of a product that will ultimately look cheap and not hold up well.

Planner Schwartz replied that staff could stipulate that if indistinguishable simulation versions of permitted materials are used, that would be permitted, and alternatively, another option is the materials could be permitted with a Minor Design Exception. That way we can physically view the material ahead of time and determine if it is acceptable in quality.

The next discussion point Planner Schwartz presented is street vs. non-street facades. There are 3 categories of facades with their own requirements:

1. **Street and primary facades** – (the façade of a building along a street) – require 70% Major Materials, and a max of certain Minor Materials
2. **Non-street facades** – (the façade of a building not along a street, including interior side and rear facades. These facades may be visible from a publicly accessible place) – require 70% Major Materials, any Minor Materials.
3. **Facades not visible from any public space** – (a subcategory of “non-street facades” which cannot be seen from any public space) – same as above, but may have less with a Major Exception

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?

Chair Serauskas commented that requiring the same material on all four sides would be nice but would be very costly for a builder. We could have them use the same materials on non-public sides, but not in the same percentage amount required on sides visible to the public. The idea would be to strike a nice balance in materials to keep the architectural consistency. Keep a higher standard for street facing facades.

Director Govind agreed that requiring less than the 70% of the major materials for the non-public facing facades would be a solution as long as the same materials were being used on public and non-public sides. Having a variety of materials is also important.

Commissioner Palazzo said she has seen buildings with all four sides not made of the same materials and they look very nice. A Minor Design exception would be a good solution to ensure quality materials are used.

Director Govind pointed out that the Ignite Medical Resort building is about 60% brick, not the 70%; is it acceptable looking and aesthetically pleasing?

Planner Schwartz commented that based on this discussion staff will provide the Commission with final recommendations for the next meeting in April.

7-b. Feedback on the February 11th Awards Dinner event

Commissioners liked the format and the formal sit-down dinner and agreed the event should be kept formal (no BBQ style). They also felt the youth and young adult participation was an important part of the event and should be continued. For dinner they liked to sit with people they knew, but having appetizers in a separate room with tall tables could encourage more interaction and networking. The time and date were acceptable too.

The Commission thought the sound system was poor and did not work well at all. The appetizers were not distributed very well to all attendees; only certain areas of the room seemed to get them.

Overall, they were all pleased with the event.

8. DEVELOPMENT UPDATES

8-a. EV Charging Stations

Chair Serauskas commented that he met with Village Attorney Bernie after returning from his vacation, shortly before the Board meeting, and Bernie said he could not write the Ordinance as it was previously discussed. Chair Serauskas

agreed to having the matter sent back, as he could not comment on the matter as he was not at the Public Hearing meeting.

Director Govind reviewed the Commission's prior feedback and staff survey regarding EV charging being allowed by right in most other communities. She said the Commission had agreed that "as long as only 4 or fewer parking spaces were served by the chargers, there was not an issue." Also, if it was a non-conforming parking lot, as long as allowing the EV chargers would not increase the non-conformity (meaning not reducing the total number of parking spaces further) the Commission had found it acceptable. But if allowing EV chargers would remove parking spaces and make the parking lot even more non-conforming, it would not be acceptable.

Director Govind said Attorney Paul's concern was what if a parking lot only has 4 spaces, and all 4 spaces are served by EV chargers? There would not be any spaces for gas vehicles since EV spaces are not to be used by non-electric vehicles per the law. She said per the research survey Associate Planner Subovitz conducted on other communities and EV providers, Ionna (an EV provider) said they prioritized locating their chargers near highways or major roads. Most people charge their vehicles at home, but when people are out and about or going on a trip, having highly visible locations is important. Larger parking lots like those at a Target store or Menards generate more use and revenue. So a tiny parking lot would not be a probable option for their selection. Ionna and the survey also indicated that each EV charger costs roughly \$200,000+, so the EV companies make their location decisions based on projected use.

Another scenario/example is what if a property is required to have 19 spaces and only has 15 (a legally non-conforming lot), could 4 spaces still be used for EV charging? EV charging spaces still count toward the total number of spaces legally required. The number of spaces are not being reduced, just the number of spaces available for gasoline vehicles.

Director Govind asked the Commission about any concerns if a lot has 4 or fewer spaces? Planner Schwartz commented Hanover Park does not have any parking lots with only 4 spaces or less. There are likely only a couple places that have less than 10 spaces.

Commissioner Clark commented the owner of a property would not want EV chargers to take away spaces from customers with gas vehicles. So this may not be an issue if owner is not inclined.

Trustee Albuck gave some input on the topic, saying EV is new technology and less than 10% of cars are EV right now. The EV companies only looked at 100 target communities across the country for potential EV charging locations. Hanover Park was a good target due to our location, being the "corner" of everything. There has also been pushback against EV, and some EV stations have been vandalized and stolen for the materials. Our crime rate is low so we were in the top 100 target locations for EV chargers. He believes we should therefore definitely promote EV charging.

Director Govind said the Commission needs to determine if and how the recommendation should be altered. Attorney Paul recommended adding a phrase: "Installations of 4 or fewer EV chargers must have at least the same

number of spaces available for non-electric vehicles.” She also noted that if the Commission is happy with what they recommended in January, that is ok too.

Most Commissioners did not see an issue with leaving the original verbiage as is, however, Chair Serauskas said Attorney Paul’s language should just be added and that way everyone will be satisfied and we can move forward.

8-b. Other Development Updates

Director Govind commented that for the South Commuter Lot, staff has issued a call for developers. A new developer can either start where Synergy left it and build on it or bring something new and different. The deadline for proposals was at the end of February.

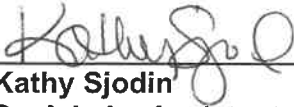
9. ADJOURNMENT

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

Voice Roll Call Vote: All Ayes.

Motion carried: Meeting adjourned at 8:32 pm

Transcribed by:



Kathy Sjodin
Sr. Admin. Assistant
March 12, 2026



Chair Serauskas