



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING

Village Hall, 2121 Lake Street, Room 214
Hanover Park, IL

Thursday, April 11, 2019

7:00 p.m.

MEETING MINUTES

1. CALL TO ORDER: ROLL CALL:

Co-Chair Aird called meeting to order at 7:05 p.m.

Sworn in: Commissioner Frosheiser, Clark, and Hussaini as Regular Commissioners for voting rights.

PRESENT: Commissioners: Chair James Aird, Ray Alvarez, Patrick Watkins, Syed Hussaini, Tonya Frosheiser, Thomas Clark and Joe Serauskas

ABSENT: Commissioners: Parthiv Patel and Scot Neil

ALSO PRESENT: Director of Community and Economic Development Shubhra Govind, Village Planner Weber, and Secretary Kathleen Arnold

Applicant: Mike MacKinnon – BSTP Midwest LLC, Project Manager on behalf of LaSalle Investment Management, 410 N. Michigan Ave, Suite 850, Chicago, IL 60611

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Serauskas, seconded by Commissioner Watkins.

Voice Vote: ALL AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of March 14, 2019

Motion by Commissioner Serauskas, seconded by Commissioner Watkins.

Voice Vote: ALL AYES.

Motion carried: Approved the Regular Meeting Minutes of March 14, 2019.

6. **ACTION ITEMS:**

6-a. Preliminary Consultation for Subdivision: to consider a Concept Site Plan for a 23.4-acre Planned Unit Development at the northwest corner of IL Route 20 and Gary Avenue, Hanover Park, Illinois, to proceed to Preliminary Plat phase.

Director Govind stated the Agenda Item is a Preliminary Consultation for Subdivision for a mixed-use development. An application has been submitted by the Applicant, BSTP Midwest LLC on behalf of LaSalle Investment Management for the 23.4-acre parcel at the northwest corner of IL Route 20 and Gary Ave, Hanover Park, Illinois. The application with required documentation has been distributed to Village departments and is under review.

The purpose of this meeting is to consider if the project should proceed directly to Preliminary Plan Phase or if the applicant should bring a 'sketch plan' back to the Commission. If the Development Commission recommends the project move to Preliminary Plan and Plat phase, a Public Hearing would be scheduled at a future Development Commission meeting and the Commission will formulate a recommendation to the Village Board. Director Govind introduced Mike MacKinnon of BSTP Midwest.

Stated name for the record: Mike MacKinnon – BSTP Midwest LLC – Project Manager on behalf of LaSalle Investment Management.

Applicant MacKinnon provided a brief overview of the proposed Preliminary Plat of Subdivision and their concept for a 3 Lot Subdivision with 3 Outlots, as included in the meeting packet to the Commissioners.

Questions from the Commissioners:

Commissioner Alvarez Questioned why the fuel center was not proposed for the corner? Why the middle lot?

Applicant MacKinnon Responded no direct access is available to Lake Street or Gary Avenue for the corner lot, but there can be with Lot 2 from Lake St.

Commissioner Watkins No questions or comments.

Commissioner Serauskas Questioned why Lot 1 is proposed for a Warehouse as it is the largest allocated area? He does not believe this would be good for the residents of Hanover Park as it would not generate enough sales tax. He feels this is a prime location for retail and possibly a hotel.

Director Govind responded that the Staff has been searching for a commercial and hospitality developer for over five years for this parcel and the recent market reports provided by developers do not support much retail. As noted in the Staff Memorandum the Village has asked that retail and commercial uses be a part of the Planned Unit Development.

Commissioner Frosheiser no questions and commented she says "Yes".

Commissioner Hussaini No questions or comments.

Commissioner Clark Questions if the applicant had specifics of what would be stored in the warehouse for Lot 1.

Applicant MacKinnon Responded they have several options for the warehouse, but it will be built on speculation. Current market reports show there is high demand for Industrial warehouse space in the area.

Commissioner Clark questioned if there would be an increase in Semi-Trailer traffic if they filled the warehouse space?

Applicant MacKinnon responded they conducted a traffic study and it did not show any significant impact on traffic if the warehouse is developed compared to truck traffic that already existed in the area.

Co-Chair Aird had the same questions as Commissioner Serauskas as to whether the applicant had a tenant for the warehouse? Previously answered by applicant, the warehouse will be built speculatively.

Note: No members from the public were present.

Co-Chair Aird entertained a Motion to recommend approval to enable proceeding to Preliminary Plan and Preliminary Plat phase and not to require a “sketch plan”.

Motion by Commissioner Serauskas to recommend approval to enable proceeding to Preliminary Plan and Preliminary Plat phase and not require a “sketch plan”, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:

Commissioners: Aird, Alvarez, Clark, Frosheiser, Hussaini, Serauskas and Watkins.

NAYS:

Commissioners: None

ABSENT:

Commissioners: Patel and Neil.

Motion Carried. Recommend approval.

7. **TOWNHALL SESSION:** None

8. **OLD BUSINESS (NON-ACTION ITEMS):**

Commissioner Serauskas questioned if there was a timeline available for the Senior Housing project at 900 Irving Park Road?

Director Govind responded that the Village meets with representatives of the Verandah Retirement Community team on a regular basis. The construction timeline varies due to construction slowing down in the winter months. This project is planned out in phases, and timing is adjusted as the required security/letter of credit is approved for each phase. A second townhome building is under construction. A building permit for the third will be released shortly.

9. **NEW BUSINESS (NON-ACTION ITEMS):**

Director Govind provided various status updates on Economic Developments currently going on in the Village.

10. **ADJOURNMENT:**

Motion by Commissioner Serauskas, seconded by Commissioner Clark.

Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 7:38 p.m.