



# Village of Hanover Park Administration

**Municipal Building**  
2121 West Lake Street, Hanover Park, IL 60133  
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hpiil.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, January 18, 2018  
6:00 p.m.

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

Village President Craig called the meeting to order at 6:00 p.m.

Roll Call:

PRESENT: Trustees: Porter, Prigge, Kunkel, Roberts, Shahjahan  
ABSENT: Trustee(s) Kemper

Quorum established.

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

#### 2. ACCEPTANCE OF AGENDA

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

Roll Call:

AYES: Trustees: Porter, Prigge, Kunkel, Roberts, Shahjahan  
NAYS: Trustees: None  
ABSENT: Trustee: Kemper  
ABSTAIN: Trustee: None

Motion passes.

#### 3. DISCUSSION

##### a. Greenbrook Tanglewood Clubhouse Expansion and Off-Street Parking Variance

Community Development Director Govind provided a presentation regarding the proposed Greenbrook Tanglewood Clubhouse renovations, the parking lot additions

and the special use variance.

Community Development Director Govind noted that the Development Commission reviewed two applications: one for a Special Use and one for a several variances. The Development Commission held a public hearing on December 20, 2017, to discuss the particulars of the applications. Community Development, Director Govind, provided a summary. She noted that our code has changed throughout the years and that this project, should it be approved, will have to adhere to the current code specifications. Community Development Director Govind spoke to the hearing that took place with the owners, residents and the petition signatures. It was asked by Trustee Shahjahan that the breakdown of owner occupied petitioners be provided.

Trustee Porter asked for a summary of the action taken by the Development Commission during the hearing. Director Govind advised that the Development Commission was split on the issue and decided to separate the request: 1. A request for the clubhouse expansion and parking on Lot 16; and 2. A request for the construction of a parking lot on Lot 53. One motion failed to approve, on a vote of (3-1), the clubhouse expansion and parking lot on Lot 16, with the findings of fact and the following conditions: 1. That plans shall be modified to address Best Management Practices in accordance with the DuPage County Storm Water Ordinance, prior to consideration by the Village Board. 2. That appropriate easements shall be granted for the proposed rain gardens, prior to consideration by the Village Board. 3. That no signage is approved as part of this application. The other motion failed (on a vote of 2-2) concerning the provision of a parking lot on Lot 53. While the public hearing was properly conducted, the required number of votes (5) needed to make a recommendation were not received, which are required per Section 110-3.3.4 of the Municipal Code. Therefore, both motions failed.

Trustee Prigge asked what the reasons were provided for the opposition by residents. Community Development Director Govind stated that some of the reasons were the concern about parking lights disturbing homes, concerned as to the responsibility to manage and maintain the lots, and the process of allocating the right to park in the lots.

Village Clerk Corral Sepúlveda asked if the questions posed by the residents were pending or had the questions been addressed by the homeowner's association. Community Development Director Govind noted she did not know.

Trustee Shahjahan noted that in front of the proposed parking lot 53, there are (8) eight housing units. She asked Community Development Director, Govind if any of those residents were present at the Development Commission hearing. Community Development Director, Govind responded that there were two residents who spoke in opposition during the hearing.

Trustee Shahjahan noted that she had spoken with one of the residents who would be

affected by parking lot 53, and she noted that in addition to the previously mentioned reasons for not wanting a parking lot in front of their properties, the residents were also concerned about their property values being lowered by having a parking lot in front of their homes. In fact, one of the recent residents of those units, stated that they purchased the property because of the green space it faced. The resident told Trustee Shahjahan that all (8) of the property owners are in opposition of parking lot 53 and Trustee Shahjahan wanted Community Development Director Govind to be aware of the opposition of the residents that would most be impacted by the proposed parking lot 53.

Village Manager Maller asked Village President Craig and the board if they had any additional questions and requested direction from the board as to how to proceed with preparing the ordinances for the Board to take action on the proposal.

Village President Craig noted that parking has always been an issue there and that the density of (505) five hundred and five units has made an impact on the parking situation. He noted that this issue has been brought up in the past and that the recommendations at that time were to provide more parking options. He stated that he appreciates the assistance by Habitat for Humanity in that whole area by trying to increase the value of ownership to that community.

Trustee Porter spoke to the need to hear from the residents to further understand their thoughts and wishes. It was agreed that members of the public would be permitted to present one commentary in opposition and one commentary in favor of the proposal. It was noted that this was not a public hearing.

Mr. James L. Slater, President of the Home Owner's Association and the applicant for the special use variations to the building complex, spoke in favor of the proposal. He noted the need for more parking spaces and noted that the code requirement was never met, even when the complex was initially built.

Mr. Anthony A. Adams, a property owner, spoke in opposition of the proposal. He noted that the proposal only provide 14% of the necessary spaces. Therefore, the green spaces will be lost, and the situation will virtually remain the same. Another concern is that all of the homeowners will bear the cost for the parking lots with very few of them benefiting. He is also concerned with the process of assigning parking spaces through a lottery system. Mr. Adams noted his concern about outreach to the residents regarding the proposal and indicated that surveys did not go out to every resident/homeowner. He summarized that this effort was only going to support a small minority of residents, it does not solve the congestion, or safety issues. It also negatively impacts the property values and negatively impacts many of the residents' quality of life and that ultimately it does not solve many of the problems that have been stated and that is why he is opposed to this proposition.

Questions were fielded and answered.

Police Chief Menough, noted that the police department is very engaged with the Tanglewood community and that they are in communication with Mr. Slater on various safety efforts.

Village Attorney Paul noted a number of options, they are as follows:

1. Accept the lack of recommendation from the Development Commission and not do anything.
2. To provide parking on the parcel that is by the club house and not provide parking on the other parcel, lot 53, since the Development Commission took a vote and voted in favor of the parking lot by the club house, but were tied, (2) two votes to (2) two votes on the parking lot 53.
3. To permit the parking in lot 53, the vote that was tied by the Development Commission Board.
4. To provide approval for both parking lot projects, the club house and lot 53.

Attorney Paul also noted that there is a provision in the zoning code that would allow a Development Commissioner that did not attend the meeting to read the record and make their recommendation which would then be counted towards the vote.

Discussion ensued.

The Board directed staff to invite the Development Commission to attend the next board meeting and create three ordinances providing the options as outlined by Attorney Paul.

#### **4. ADJOURNMENT**

Motion by Trustee Roberts and seconded by Trustee Kunkel to adjourn.

Voice vote: All Ayes

Motion carried. Meeting adjourned at 6:55 p.m.

Recorded and Transcribed by: Eira L. Corral Sepúlveda, Village Clerk  
Minutes approved by President and Board of Trustees on this: 20<sup>th</sup> day of February, 2018.