



Village of Hanover Park Administration

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

hpil.org

Village President
Rodney S. Craig

Village Clerk
Kristy Merrill

Trustees
Yasmeen Bankole
Liza Gutierrez
Syed Hussaini
James Kemper
Herb Porter
Bob Prigge

Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

Tuesday, February 8, 2022
12:30 p.m.

AGENDA

1. **Call to Order**
2. **Acceptance of Agenda**
3. **Presentations/Reports**
4. **Approval of Minutes – January 11, 2022**
5. **Townhall**
Persons wishing to address the public body must register prior to Call to Order.
Please note that public comment is limited to 5 minutes per speaker.
6. **Old Business**
 - 6-a. Business of the Year - Award Event Rescheduled
7. **New Business**
 - 7-a. Next BEST seminar – March 8, 2022 – Review bio on speaker from Tax & Beyond (Laura Johns). Staff from Finance will also discuss food and beverage tax forms at the end.
 - 7-b. Village Strategic Plan discussion – economic development and redevelopment goals
8. **New Business Welcomes**
 - Kayya (hair salon) – 2422 Army Trail Road (929)-462-9061
9. **Development Updates**
 - Village Center Zoning Code draft – Open House – Thursday, Feb. 17, 2022 from 5:00 pm – 6:30 pm in Room 214 of Village Hall

10. Committee Member Events

a. Bartlett Area Chamber Events (BACC)

- Cocktails & Contacts – Wednesday, Feb. 16 @ 5-7pm at Pasta Mia (\$15 members, \$20 prospective members)
- Basic CPR & Use of AED by the American Red Cross – Saturday, Feb. 19 @ 10:00am-2:00pm or Tuesday, Feb. 22 @ 1-5pm (fee of \$55.00)
- Multi-Chamber Progressive Networking (virtual) – Wednesday, Feb. 23 @ 12-1:30pm (\$10/members, \$15/non-members)

b. Northwest Hispanic Chamber Events (NWHCC)

- El Cafecito – monthly (check website)

c. Women’s Business Development Events (WBDC)

- Grow Your Business Using Digital Tools, E-Commerce and Strategy (webinar, 6-week course) – Wednesdays, starting Jan. 26 @ 10am – 12pm

11. Upcoming Village Events

Visit the Village website for complete details on upcoming events for 2022

12. Adjournment



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REGULAR MEETING

Village Hall – Room 214
Hanover Park, IL
Tuesday, January 11, 2021, 12:30 p.m.

MINUTES

1. CALL TO ORDER

Chairperson Tobin called the meeting to order at 12:32 p.m.

PRESENT: Members: Calatayud, Candelas, Gomez, Gudenkauf,
Gutierrez, Revollo, Shah, Swan, Zanfardino
& Chair Tobin

ABSENT: Members: none

ALSO PRESENT: Director Govind, Planner Rasmussen, Admin
Sjodin, Trustee Gutierrez

2. ACCEPTANCE OF AGENDA

Motion by Committee Member Swan and second by Committee Member Revollo to accept the
Agenda for January 11, 2022

Roll Call:

AYES: Calatayud, Candelas, Gomez, Gudenkauf, Gutierrez, Revollo,
Shah, Swan, Zanfardino & Chair Tobin

NAYS: None

ABSENT: None

Motion carried.

3. PRESENTATIONS/REPORTS – None

4. APPROVAL OF MINUTES – December 14, 2021

Motion by Committee Member Gudenkauf and second by Committee Member Swan to approve
the minutes with the corrections noted by Chairperson Tobin

Roll Call:

AYES: Calatayud, Candelas, Gomez, Gudenkauf, Gutierrez, Revollo, Shah, Swan, Zanfardino & Chair Tobin
NAYS: None
ABSENT: None

Motion carried.

5. TOWNHALL - None

6. OLD BUSINESS

6-a. Next BEST Seminar – March 8, 2022

- Director Govind stated that the Village's Finance Department wants to talk about food & beverage taxes for a small portion of the time, but this will only apply to restaurants and a few convenience stores. A tax-related topic would be most beneficial in March
- Member Gudenkauf commented that Tax & Beyond could be a speaker
- Member Candelas commented that he may be able to find a speaker. He also asked if loan-related topics would be possible in future seminars
- Member Calatayud suggested a topic related to understanding your business finances
- The committee will continue to decide on topics for the June, September and December BEST seminars

7. NEW BUSINESS

7-a. Business of the Year Award 2021

- Committee members gave reports on the business they interviewed and visited.
 - Auto Zone – Kevin Swan
 - Briana's Pancake House – Edgar Candelas
 - Country Style Donuts – Mark Revollo
 - My Polish Deli – Steven Zanfardino
 - Spice 35 – Minerva Calatayud
 - Tax Community Services – Liza Gutierrez
 - U.S. Tae Kwon Do Academy – Nan Gudenkauf
- Committee members also shared the Google and Yelp reviews businesses have online to aid in scoring in the Customer Service category
- It was noted that the Hanover Park Auto Zone is one of the busiest in the region.
- Director Govind commented that Country Style Donuts had a contract with Bucky's gas station to sell donuts, but they lost the contract. This would explain how he went from selling 200 dozen to 40 dozen donuts per day. The owner has reached out to area grocers to see if they would consider selling his donuts because they are fresher than the frozen ones they are currently selling, and they can be purchased for approximately the same price.
- Director Govind also stated that 8-9 years ago the Village really began pushing for more restaurants. We currently have over 50, but Covid has caused many to struggle since spring of 2020.
- Staff will feature each nominated business on the CED Facebook page in coming weeks. We will also feature each EDC Member's organization on the Facebook page.

8. NEW BUSINESS WELCOMES

- **Nirav Express** (2410 Army Trail Rd) – Committee Member Gudenkauf visited. It is a large Indian grocery store with mostly packaged food items. They have been very busy since opening last October. Hanover Park is their second location (other is in Chicago).

9. DEVELOPMENT UPDATES

- The draft Village Center Zoning code was presented to the Development Commission at their regular meeting on 12/6/2021. The Village Center area (around the train station) will have new zoning districts that will have different rules and regulations for site and building design as compared to remainder of the Village.
- On Thursday, January 13th there will be two Public Hearings: one for the redevelopment of the Shell gas station at Lake & Ontarioville - it will have a 5,000 square foot convenience store, no car wash and new landscaping. The second will be for the redevelopment of the Chase Bank on Irving Park Rd. The site layout will be almost the same and the new Chase Bank building will be much improved.
- The CED Facebook page is active – please visit and “Like” us!
- To date we’ve received 5 Covid test site applications. A Policy discussion is scheduled. The sites must be IDPH approved and cannot be added to an existing non-medical business.

10. COMMITTEE MEMBER UPDATES

- Gail Tobin – The Hanover Park Branch Library’s in-person programs have all been cancelled and the café is closed. Library hours remain the same.
- Steven Zanfardino – the Poplar Creek Public Library has also closed its café.
- Minerva Calatayud – the WBDC is closed until February and all services are online.
- Heczen Gomez – HP Park District Athletic Club is now checking for vaccine cards. The Valentine’s Day dance has been cancelled due to Covid. On January 18th there will be a vaccine booster event held in cooperation with the Village.
- Mario Farfan – for the first quarter of 2022, the Northwest Hispanic Chamber will hold all meeting and events virtual. Their next event will be the February 3rd El Cafecito.
- Steven Zanfardino – there is nothing new at the Poplar Creek library and expressed that the tree lighting ceremony was very fun and provided great atmosphere.
- Kevin Swan – nothing new is happening at Classic Computer Systems and business is a bit slow at The Art of Shooting
- Nan Gudenkauf – The Bartlett Area Chamber of Commerce has a new Events Committee. Casino Night has been moved to April 22nd.
- Trustee Gutierrez – POC is having a coat drive for adults. Their clients are avidly looking for Covid testing sites. POC offices are now closed on Fridays. There was a job fair that was being planned. The dates for the job fair have been pushed back to March and they will re-evaluate whether they will hold the job fair.
- Dr. Shah – Chiro Center has started offering Covid testing from the garage area of the building. Clients stay in their cars, and she comes out to them. She is performing the rapid tests herself and PCR tests are sent out to an independent lab.

11. ADJOURNMENT

Motion by Committee Member Swan and second by Committee Member Gudenkauf to adjourn the meeting.

Roll Call:

AYES: Calatayud, Candelas, Gomez, Gudenkauf, Gutierrez, Revollo, Shah, Swan, Zanfardino & Chair Tobin

NAYS: None

Motion carried. Meeting adjourned at 1:51 pm

Transcribed by:

Kathy Sjodin, Admin. Assistant
On this 11th day of January, 2022

Gail Tobin, Chairperson

Tuesday
March 8, 2022
10:30-11:30am



IT'S TAX TIME!

**DID YOU KEEP EMPLOYEES ON PAYROLL
DURING COVID?**

You may be eligible for a tax credit!

**DOES YOUR BUSINESS SELL FOOD AND
BEVERAGES?**

**Learn about Food & Beverage tax forms
required to be completed**

- **Join Laura Johns from Tax & Beyond to learn about the Employee Retention Credit (ERC) tax credit**
- **Learn how to complete your Food & Beverage tax forms**

**Join us for this FREE event at the
Village of Hanover Park
2121 W. Lake Street**

REGISTER at:

Bartlettareachamber.com or

Call 630-823-5780



Tax & Beyond
Tax & Business Services



Hanover Park^{USA}
America's Global Village



**WOMEN'S
BUSINESS
DEVELOPMENT
CENTER**

Your growth is our business.



**Northwest Hispanic
Chamber Of Commerce**



**SCHAUMBURG
TOWNSHIP DISTRICT
LIBRARY**

Goal: Focused Economic Development & Redevelopment

Objective: Consider the reduction of the property tax rate to 1.5 as a recruitment strategy to attract more businesses to the Village

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
Find ways to lower the Village property tax rate		Community & Economic Development	

Objective: Complete the Verandah project

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
		Community & Economic Development	

Objective: Identify and implement business recruitment strategies such as considering local contracting for small business incubators and licensing for home-based businesses within the Village

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
		Community & Economic Development	

Objective: Identify and implement small business education and retention strategies including how small businesses can work with municipalities, attracting a small business incubator, and working more closely with the Chamber

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
		Community & Economic Development	

Objective: Implement the Village's façade improvement program

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
Create new Façade Improvement Grant in all 3 TIF districts		Community & Economic Development	

Objective: Grow downtown into a destination to attract visitors and potential residents and businesses

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
Implement adoption of new Village Center Zoning regulations		Community & Economic Development	
<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
Complete phase 2 of the Village Center (i.e., RFP for south commuter lot and zoning overlay)		Community & Economic Development	

Objective: Facilitate redevelopment of the South Commuter Lot

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
		Community & Economic Development	

Objective: Update the Village's Comprehensive Plan

<i>Action</i>	<i>Measure of Success</i>	<i>Who's Responsible</i>	<i>Target Completion Date</i>
		Community & Economic Development	

You are invited to an Open House / Public Information Meeting Re: Village Center Zoning

Overview:

The Village of Hanover Park is taking steps to implement our long-range vision of creating a vibrant 'downtown' area around the Metra train station. Streetscape improvements were installed last year, creating a new plaza and public spaces. To implement land use recommendations of our Comprehensive Plan and Village Center Transit-Oriented Development Plan, changes are proposed to the Zoning Code. These changes include the creation of new zoning districts with regulations and guidelines for future development in the Village Center area. The Village is inviting feedback prior to initiating formal zoning changes in the Village Center area.

The Open House will include a short presentation, and materials illustrating the proposed changes will be available for review and comment. Business and property owners in the area and residents at large are invited to provide input. Staff will be at hand at the open house to answer any questions.

WHEN: Thursday, February 17, 2022
5:00 pm to 6:30 pm

10-min Presentations at:
5:00 pm
5:30 pm
6:00 pm

WHERE: Village Hall – 2nd Floor - Rm. 214
2121 Lake Street,
Hanover Park, IL 60133

PURPOSE: To present proposed
Village Center Zoning changes,
answer questions and gather
feedback



The draft code is posted on the Village's website at www.hpil.org/VillageCenterZoning

Next Steps:

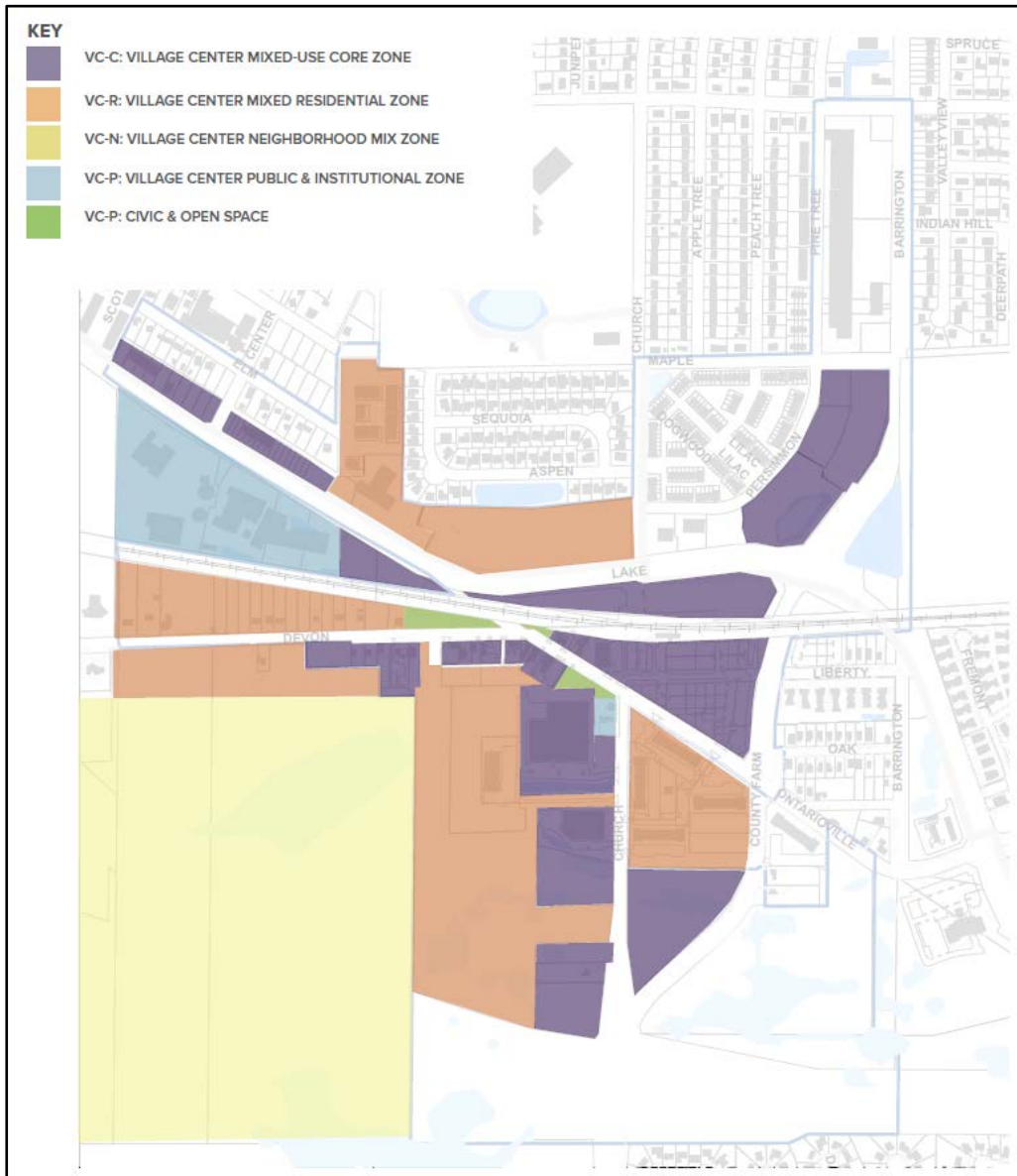
- Your input will be considered as the draft code is finalized.
- The Development Commission will initiate a Public Hearing as part of the adoption process this spring.
- The Development Commission's recommendations will be forwarded to the Village Board for final action and formal adoption of new Village Center zoning changes.

Questions/Comments:

For questions, comments and information, please contact Community and Economic Development at CDevelopment@hpil.org or via phone at (630) 823-5780.

Quick Glance:

The following zones are proposed for the Village Center:



- a) **VC-C, Village Center - Mixed-Use Core.** The VC-C zone is intended for use in the core of the village center, along major streets and adjacent to the station, supporting developments with a wide mix of uses.
- b) **VC-R, Village Center - Mixed Residential.** The VC-R zone is intended for use in areas adjacent to the village core, supporting a mix of residential housing types and mostly residential uses.
- c) **VC-N, Village Center - Neighborhood Mix.** The VC-N zone is intended for use in new neighborhood areas, focusing predominantly on a mix of single-family attached and detached houses.
- d) **VC-P, Village Center - Public and Institutional.** The VC-P zone is intended for parks, civic uses, and other institutional uses.

For details, please see the draft code posted on the Village's website at www.hpil.org/VillageCenterZoning