

2019/2020 Local Technical Assistance and Community Planning Programs

Application Number: 53

Project Title: Hanover Park TOD Zoning Update

Applicant: Village of Hanover Park



Project Description:

Hanover Park holds an unprecedented opportunity to build a modern, high density downtown due to the amount of vacant land available in close proximity to our Metra Train Station. The Village has a strong track record of responding to market changes by updating our guiding documents and implementing their recommendations. The Village is at a juncture where a substantive change is needed to our Zoning Code in order to accomplish the vision set in these plans as well as the Go To 2050 goals, since current code requirements do not support TOD-based development principles.

Hanover Park's 2010 Comprehensive Plan identified the "Village Center-TOD" area as a well-planned, transit-oriented, mixed-use, compact development in the heart of Hanover Park, within a reasonable walk to the train station.

In 2012, the Village Center TOD sub-area within the Comprehensive Plan was updated. With the IL-390 extension, increased densities and buildout of commercial sites, full implementation of this plan forecasted increased annual sales tax revenue by approximately \$1.5 million and property values by over \$1 billion. However, with the economy in recession, no significant development occurred in the area.

A half-day Developer Discussion Panel was held in 2014 with RTA and ULI, to obtain feedback on challenges and how best to encourage development. Several recommendations pertaining to filling vacancies, marketing specific sites, the IL-390 extension design, and acquisition of key properties have been implemented.

The 2012 TOD Plan was further updated in 2017. Recommendations to acquire key parcels and burial of overhead utilities have been implemented. Streetscape improvements have begun in order to attract private sector investment. Additionally, the Village Center TIF District has been amended to include the south commuter lots for redevelopment, and the life of the TIF has been extended by 12 years. Consistent with the goals of the GoTo 2050 Plan, the new 'downtown' will provide civic spaces with a unique mix of land-uses and create inter-modal transit connections and green space in an environmentally sensitive area.

However, the Village's Zoning Code is not conducive to enabling this vision without major changes.

The Village's current zoning code requires 3 to 4 parking spaces/unit, only 12 units/acre density and segregated land uses, which is not in keeping with best TOD practices. A variance and/or a PUD process would be required to enable any development in the Village Center, which would not only be burdensome, time consuming and expensive for developers, but also a deterrent in the decision-making process.

The Village Center is an area where the requirements for density and parking would be justifiably different compared to the remainder of the Village.

Given a very small department, staff is limited in its capacity to undertake the task of creating a new Zoning District for the Village Center. A new Village Center Zoning District is imperative to realize our vision, enabling an increase in transit ridership, and giving a significant boost to our local and regional economy.

Project Location: The study area is about ½ to ¾ miles (walking distance) of the existing Metra train station. It includes the Village Center TIF district, as well as almost 100-acres of vacant land, ready to be developed.