



HANOVER PARK

Stakeholder Interviewees:

- Bill Cannon (Development Commission)
- Bill Bergman (Development Commission)
- Craig Haigh (Fire Chief)
- George Dimidk (IT Director)
- Howard Killian (Public Works)
- Bill Beckman (Village Engineer)
- Sandra Richard (Human Resources)
- Jim Binninger (Village Attorney)
- Bob Packman (Village Trustee)
- Marc Hummel (Village Manager)
- Mark Masciola (Assistant Village Manager)
- Ed Zimel (Development Commission)
- Mark Mercier (Development Commission)
- Gail Tobin (Economic Development)
- Joan Rock (Finance Director)
- Thomas Dahl (Assistant Finance Director)
- Cerena Fisher (Environmental Commission)
- Patrick Grill (Director of Community Development)
- Jackie Reyff (Planner)
- Lori Kaiser (Village Board)
- Rodney Craig (Mayor)
- Tom Kehoe (Environmental Commission)
- Richard Galer (Environmental Commission)
- Bob Kaplin (Elementary School Principal)
- Jeff Bakes (Development Commission)
- Bill Manton (Village Trustee)

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Stakeholder Interview Questions Summary:

NOTE: Answers have not been edited or modified

COMPREHENSIVE PLAN QUESTIONS:

General Questions

1. What are the most important issues facing the Village today?

- Redevelopment along east Irving Park
- Elgin O'Hare extension
 - Current Study-Elgin O'hare west
 - Massive public works study
 - Study area ends at Lake Street
 - 2030 projection-6 lanes to Gary street
 - Lake/gary to Barrington remains 4 lanes
 - IDOT owns western leg- ??? farm only not owned right-of-way
 - Orig. corridor-1960s
 - Centerline recording-IDOT has completed
 - Village pursuing
- Economic Development (funding, tax base)
- Housing issues (pockets of minor groups, overcrowding, crime)
- Public Works (Staff and Services)
- Lack of economics (stable tax base, low quality of commerce, loss of anchor stores, heavy reliance on property tax, no community image)
- Environment, sustainability
- Police, security, safety, code enforcement, property maintenance
- Economic development, corridors (Lake street, Gary, Irving corridors), redevelopment of shopping centers
- Aging building
- Changing Village Demographics
- Parking issues in North Side Multiple Family
- Sanitary Site Reuse
- 100 acres undeveloped, just south of Lake Street
- Mallard Lake landfill – adjacent properties along county farm
 - Long range to acquire all
 - Annex 2002
 - Long term goal-increase amenities and value

2. What is the identity of Hanover Park?

- Don't have one (multiple jurisdictions)
- Bad identity: but starting to get better
- Middle-income, nice place to live
- Bad press, not enough good press
- No identity, residential community, low expectations
- Affordable
- Transportation location
- Diversity of price point, housing type

- Working Class
- a. Should branding be a part of the Comprehensive Plan?
 - Yes
 - Need something
 - "Couldn't Hurt"
 - New Logo
 - Yes, PR issue
 - Yes, but like the logo. Represents the Village well
 - b. What would you prefer to change regarding the community's character/identity?
 - Affordable, safe, and diverse
 - location (transit, close to everything)
 - Crime image
 - Celebrate diversity and ethnicity
3. What is your vision for the Village, and how should new development/investments be directed to accomplish this?
 - Embrace diverse cultures
 - Highlight location and access
 4. What do you consider to be Hanover Park's significant strengths/assets?
 - Public Infrastructure (Police, Fire, Roads)
 - Access (Transit, Elgin O'Hare Expressway)
 - Good quality of life (mix of price, school districts, locations)
 - Good Services
 - Lots of long-time residents
 - Cultural diversity
 - Housing Affordability
 - Cook County-Higher tax impact
 - a. What do you consider Hanover Park's significant weaknesses/issues?
 - Poor Image (rundown business, beautification, code enforcement)
 - Identity / Image
 - Community involvement
 - Lack of sense of community
 - No reason to stop.
 - Hanover Park is a thorough-fare
 - Lack of personality
 - Split/hostile board
 - Board doesn't have a common focus on growth
 5. Should the Comprehensive Plan address a need for a downtown area/Village Center?

- No, not one area really defines a downtown
 - Pedestrian overpass across Lake Street
 - Yes, but a realistic, market based approach
- a. If so, where should it be located?
- Ontarioville
 - Across from Train Station
- b. What would you want to see there?
- Mixed-Use
 - High quality, dense residential
6. Have some areas of the Village become more desirable and other areas less desirable?
- Less: North side, multiple family
 - Separation between north/south (higher prices in south)
 - Lack of services on South Side
 - Doesn't have too many desirable places to live
 - Remove Ontarioville historic designation
7. What do you hope to accomplish from this new Comprehensive Plan?
- Short Term
 - Roadmap for short term (10 years)
 - Redevelopment of strip malls
 - Consistency, appearance, quality
 - Green
 - Technology
 - Long Term
 - Elgin O'Hare expansion
 - Social Issues
 - Hanover Town Center
 - Long-Term for Kinneyville

Business / Economic Development

8. Has there been a shift in the types of businesses or residents coming to the Village?
- Yes, lower quality developments
 - Not discernable
 - Yes, more Hispanic based
- a. If so, then how? Why?
9. Does Hanover Park need to focus on economic development?
- Needs to be evaluated
 - Not enough centers of employment

- a. How would you assess the state of the Village's economy?
10. Are there any uses, activities or businesses that are not in the Village that you think would be desirable and do well?
- No, already have a wide variety
 - Mall, shopping center (Kohls)
 - Needs: Senior Housing, Community Center on South Side
 - Banquet Hall
 - Higher quality restaurants
 - More entertainment options
 - Nighlife (non currently exists)
- a. What are the biggest constraints in attracting such uses, activities or businesses?
- Image
 - Encourage local employment
 - Job posting in news letter
 - Use business license to promote Hanover Park businesses
11. What are some business opportunities for the existing commercial corridors?
- Close to transportation
 - Affordable
 - Village not friendly towards business (taxes)
- a. How should these areas be marketed?
- Cater to Hispanics
 - Goal – upgrade retail and housing offering
 - Ex: Addison: new movie theater on lake Street, new streetscape, long corridor, bury power lines, new 4 story condos

Development Policy

12. Have any policies or regulations affected the type of development in the Village?
- Transportation
 - Rental Inspections in Single Family Homes-Need to make even stronger
 - Opportunities of train station
 - Development encourages “drive-through” community. No reason to stop. Quick access through Village
 - Retail-need broader base
 - Comparison
 - C.Stream-No property tax
 - Schaumburg-No Property tax
 - Streamwood-Lower property tax
 - Need more sales tax
 - Focus on Irving Park and Lake

- 24/7 on-street parking ban
- Need to create a more business friendly environment

13. What sites have particular potential for development that would be beneficial to the Village?

- Menards
- Hanover Square
- Irving Park Corridor
- Lake Street

Transportation / Infrastructure

14. What infrastructure investments are most needed in the Village?

- Good infrastructure
- Cooperation w/surrounding communities
- Transportation consistency
- IT is good
- Get bus transit
- Good Village Roads
- Southside fire needs
- Water mains are aging
- Water main by landfill
- Sewer in Cook County is aging

15. What are the traffic issues facing the area today?

- Irving and Lake
- Barrington Road
- Irving Road, can't comply with national standards response time
- Lake street
- Army Trail and County Farm Road

16. What aspects of the Village's transportation system need enhancement or improvement?

- Bike system, no trail
- No way to get from south to north
- North/South bus

17. How would you assess the parking situation in Hanover Park?

- Consider on-street parking regulations
- Multiple-family is under parked
- Some commercial areas are over parked

a. Which areas are particularly problematic?

18. What needs to be done to make Hanover Park a more bike-friendly and pedestrian-friendly place?

- Bike paths
- Safety
- No sidewalks on major roads
- Bike paths through DuPage County
- Pedestrian overpass over Lake Street
- n/s line along County Farm Rd-limited ROW

Housing

19. Does the Village have a strong housing stock?

- Yes
 - Mix of housing seems appropriate
 - Increase code enforcement
- a. Does Hanover Park need more types of housing? If so, what types of housing does it need?
- No, mix seems appropriate

20. What areas of the Village offer potential for historical preservation efforts?

- Nothing worth historical preservation

21. To what extent is crime an issue in the community?

- Perception is worse than reality

Environmental

22. Should Hanover Park promote the use of green technology?

- yes, encourage, not require
 - Yes, government buildings
 - Yes, require, not just encourage
 - Requirements would get pushback
- a. Should the Village attempt to be more sustainable? How?

23. Is Hanover Park in need of any parks, cultural or recreational facilities? If so, what kinds?

- a. What is the need and where are the opportunities of more open space and parklands in the area?

ZONING ORDINANCE QUESTIONS:

1. Are the current zoning regulations effective in enhancing the character of Hanover Park?

- Regulations are issue, enforcement is
- Increase code enforcement

2. Are there any issues that you want to be addressed through zoning standards (flooding, bulk, etc)?
 - Green technology (wind turbines)
 - Accessory Uses
 - Home Occupations
 - Lot Coverage
 - Non-Conforming Issues
 - Parking Requirements

3. Does the zoning code clearly outline various development standards?
 - a. Landscaping?
 - Need Standards
 - Encourage Native Species

 - b. Signage?
 - Too restrictive (height)

 - c. Appearance Review?
 - Don't want review board
 - Need Guidelines

 - d. Parking?
 - Look at parking issues in residential
 - Consider amendments to 24/7 on-street parking ban
 - Some commercial developments are over-parked

 - e. Bulk?
 - Bulk seems appropriate in most districts
 - Review bulk standards to encourage strip mall revitalization

4. Would you support the establishment of Village review of building architecture and visual quality of development?
 - No
 - Set standards but don't create a board
 - a. Should this process be advisory or mandatory?
 - No

 - b. Should architectural review apply to residential uses?
 - No