June 26, 2017

Mr. Joseph Szabo  
Executive Director  
Willis Tower, Suite 800  
233 South Wacker Drive,  
Chicago, IL 60606

Dear Mr. Joseph Szabo:

The Village of Hanover Park is excited to submit a grant application to the Chicago Metropolitan Agency for Planning (CMAP) through the Local Technical Assistance Program to assist with comprehensively updating the Village’s Comprehensive Plan. Your initiative to provide complete assistance to select communities through research, public engagement, and drafting of comprehensive plans serves as a method for Hanover Park to refocus its efforts in light of the changing needs and future opportunities our community faces today.

Hanover Park is a dynamic community at the nexus of regional employment and economic activity with access to O’Hare International Airport and the greater Chicago Metropolitan Area. Our village is comprised of a healthy mixture of businesses from larger corporations such as Insight, Fujifilm, and Camcraft to local establishments. The village’s prime location in both Cook and DuPage Counties offers an extensive and continuously expanding connection to local and regional transportation centers by means of Metra commuter rail; proximity to I-355, I-290, and Elgin-O’Hare Expressways; and O’Hare International Airport. Since the update of our comprehensive plan in 2010, our community has changed in response to market trends and emerging regional opportunities and our plans need to be refocused to reflect these changes. We are looking to refresh this plan and provide more impactful recommendations for implementation.

The GO TO 2040 Plan identifies comprehensive plans as the pivotal foundations of dynamic municipalities and Hanover Park continues to support and utilize the GO TO 2040 Plan for guidance on the region’s development decisions. Hanover Park recognizes that there is much to be done to establish and sustain a healthy balance between economics, demographics, transportation, and infrastructure in accordance with the objects found in the GO TO 2040 Plan. We hope that CMAP officials approve a grant for Hanover Park to provide direct technical assistance to help us better serve our residents and shape our future.

Respectfully Submitted,

Rodney S. Craig  
Village Mayor  
Village of Hanover Park

One Village - One Future
Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant

Village of Hanover Park

2. Main Contact for Application

Name: Shubra Govind
Title: Director of Community and Economic Development
Phone number: 630-823-5781
Email: sgovind@hpil.org

3. Type of Applicant (please check any that apply)

   ___ Local government

   ____ Multijurisdictional group*  
   Please list the members of the group (including government and nongovernmental organizations):
   __________________________________________
   __________________________________________
   __________________________________________

   ____ Nongovernmental organization*  
   Name of local government partner(s):
   __________________________________________
   __________________________________________
   __________________________________________

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information.
Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply)

Please check all statements below that describe characteristics of your project.

___ My project involves preparation of a plan.
___ My project involves updating an already existing plan.
___ My project helps to implement a past plan.
___ My project links land use, transportation, and housing.
___ My project has direct relevance to public transit and supports the use of the existing transit system.
___ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements)

I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

___ Yes, I understand that applicants will be required to contribute a local match.

6. Project Location

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The Village of Hanover Park’s Comprehensive Plan update request includes all the land area within the Village and land within the Village’s planning jurisdiction.

7. Project Description

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project.

Please see attached Project Narrative.

8. Previous Plan Implementation Efforts

Please describe actions you have taken to implement previous plans in your community—whether your efforts were successful or not—to achieve infrastructure improvements, development investment, policy changes, advocacy, volunteer involvement, or other actions. If you do not have experience implementing previous planning work, please describe what you will do to make sure that your plan is implemented. Illustrating a commitment to implement plan recommendations is very important to both agencies as we consider new planning projects.

Please see attached Project Narrative.
Hanover Park New Comprehensive Plan Request – Project Narrative

The Village of Hanover Park is respectfully requesting the Chicago Metropolitan Agency for Planning (CMAP) to assist with a comprehensive update to Hanover Park’s Comprehensive Plan. The Comprehensive Plan was last adopted in 2010 and the update process started nearly 10 years ago. Since that time, there have been several changes in and around the region that is impacting our community such as the expansion of O’Hare International Airport, the proposed extension of I-390 and added pressures for specific types of development.

The Village of Hanover Park is conveniently located 12 miles west of O’Hare International Airport and boasts over 38,000 residents and over 400 businesses encompassing five million square feet of industrial and one million square feet of commercial retail. The Village has benefitted from low industrial vacancies due to our strategic location and our largest park, Turnberry International Business Park, immediately abuts Illinois Route I-390 Tollway (formerly known as the Elgin-O’Hare Expressway). Major regional initiatives, such as the Elgin O’Hare Western Access Project, and changes to the housing market will affect how the remaining tracts of land within the community are developed. Therefore, it is imperative to update our Comprehensive Plan for our community’s future growth as well as connect the existing and future land uses to regional transportation, education, recreational and employment opportunities.

Projects like the I-390 extension will benefit Hanover Park and open up an immense amount of land use and transportation opportunities. However, one challenge that the Village and surrounding area faces is the unknown funding to construct the new Elgin-O’Hare Boulevard. This proposed road starts at the terminus of I-390, wraps around Hanover Park’s future downtown and terminates at Lake Street west of Hanover Park’s boundary. This roadway is a vital infrastructure improvement for Hanover Park and the surrounding region; lack of funding and construction can stifle growth. Our Village encompasses nearly 200 acres of developable land of which 120 acres are within one-half mile of the Hanover Park Metra train station. This road is very important to our community as we may not be able accommodate our portion of the region’s future residents without its construction. As such, we request CMAP’s assistance in identifying alternative options to construct this road.
While our village has grown into a diverse community, CMAP has identified part of Village of Hanover Park as an “Economically Disconnected” area as cited at the May 16, 2017 LTA Symposium. Village officials and staff have been working to increase income, job and education opportunities for Hanover Park residents for years. The Village requests CMAP’s guidance and expertise to help bring even more opportunities to the residents, workers and visitors of our community. Additionally, in a community of nearly 40,000 residents, planning staff capacity is limited with only two full-time planning staff (Community and Economic Development Director and a Village Planner). The staffing capacity and expertise of CMAP will assist our community to grow in alignment with the rest of the Chicago region. Moreover, the concepts and planning techniques used in the ON TO 2050 Plan development could be paralleled with Hanover Park’s new Comprehensive Plan which will ensure regional alignment and inclusive growth.

Hanover Park already harnesses principles of the GO TO 2040 plan as our 2012 Village Center and TOD plans envision a dense and vibrant downtown that can accommodate an additional 10,000 future residents in 4,000 housing units surrounding the Metra train station. The Village is currently working with Teska & Associates to update this Plan as market conditions are changing. The requested Comprehensive Plan Update can incorporate policies for implementing the recommendations found in the Village Center & TOD Plan to help prepare the entire community for future growth. This is a challenge as Hanover Park is in numerous overlapping jurisdictions.

Our community is serviced by over a dozen government and education agencies as our Village is located in two counties, four townships, three community college districts, and multiple school districts, forest preserve districts, park districts and library districts. Due to the significant number of government jurisdictions, it is challenging to incorporate the numerous planning studies conducted by these organizations that impact Hanover Park as each organization contains differing goals, objectives and various implementation projects. The Comprehensive Plan Update needs to assess various plans to help holistically connect regional issues, eliminate any conflicts and present an overall plan for the entire community. If these studies are not carefully and coherently integrated into the Village’s Comprehensive Plan, then it will lead to fragmentation of services. For example, organizations such as the DuPage Forest Preserves and Wayne Township updated and/or completed bicycle studies and Hanover Park is mentioned in these plans, but there is no single linkage to these studies. The new Hanover Park Comprehensive Plan can achieve such a need.

Successful Collaboration: Hanover Park is a perfect municipality for CMAP to work with as our community embraces innovative approaches to addressing community needs. For example, the Village collaborated with Elgin Community College and Harper Community College to open the state’s only multi-jurisdictional satellite community college campus. The Education and Work Center (EWC) serves thousands of area residents with ESL, GED and job skill courses to help provide life-changing education and career opportunities. Additionally, the Village partnered with DuPage Habitat for Humanity and other organizations to holistically revitalize the Greenbrook Tanglewood neighborhood. The Village successfully received a $240,000 CDBG grant to reconstruct a local street, paired with other funds from DuPage Habitat for Humanity. These collective efforts have leveraged resources to provide over $2 million in funding and improvements to this neighborhood.

In conclusion, the Village of Hanover Park is looking forward to potentially completing a Comprehensive Plan Update with CMAP through the Local Technical Assistance Program. We believe that the result will serve as a model for the rest of the region.
Appendix

Contents

- Comprehensive Plan Implementation List
- List of Recent Grants, Projects and Initiatives by the Village of Hanover Park
- List of Recent Studies Conducted by other Government Agencies involving Hanover Park
- Letters of Support
  - State Representative Michelle Mussman
  - State Representative Fred Crespo
  - Gail Tobin, Branch Manager of the Schaumburg Township District Library – Hanover Park branch
  - Rick Wulbecker, Executive Director of the Hanover Park Park District

Comprehensive Plan Implementation

The Village of Hanover Park has diligently worked in the past few years to advance many of the goals and objectives identified in the current Hanover Park Comprehensive Plan which include (but are not limited to):

- Development of the Village Center and TOD Plan
- Development of the Irving Park Road Corridor Study
- Develop a Business Recruitment and Retention Plan
- Proceed with Proactive Enforcement through Public Education, Inspections and Recognition Programs
- Expand bus routes within and to the Village, particularly north/south routes along Barrington Road/County Farm Roads and east/west via Lake Street
- Construct bus shelters to make public transportation more welcoming and better used
- Aggressively pursue reclassification of the western access of the Elgin-O’Hare Road from an expressway to a local arterial through future Village Center area
- Encourage LEED building standards for all new public buildings and facilities (Hanover Park Police Station)

List of Grants and Technical Assistance Services Received

- **Multi-Use Path between Lawrence Ave. and Forest Preserve Trail – Hawk Hollow**
  - $100,000 – Federal 80%, Local 20% - CMAP/TAP funding, administrated through IDOT; Section No. 15-00063-00-BT
- **DCEO (Illinois Dept. of Commerce & Economic Opportunity) – LED Streetlight Fixtures**
  - $119,401.64 – reimbursed to Village in 2017 for installation of 597 LED Streetlight fixtures.
  - Village spent $156,501, thus reimbursement was 76.3%. Illinois Energy Now Agreements #9640 & #10461.
- **Barrington Road Street Lighting & Walnut Signal**
  - $1,063,041 – Federal 80%, Local 20% FHWA-STU - Administered through IDOT – currently under construction; Project M-4003(621); Job C-91-125-16
• CDBG – Greenbrook Court Reconstruction and Watermain Replacement
  $370,000 – CDBG funds to pay $240,000 (65%). Grant Agreement for road reconstruction is forthcoming; Award Contract expected sometime this fall.
• Sol Smart Assistance for supporting solar goals in our community
  The Metropolitan Mayors Caucus will be administrating the assistance to us as a Greenest Region Compact 2 (GRC2) signatory. We were informed they will be receiving an advisor and this advisor will be working with GRC2 communities and we are waiting for the final details of our submittal and their award.
• CMAP – Local Technical Assistance Grant - Homes for a Changing Region (2015)
• Pending Approval - HSIP – Irving Park Road Lighting – Village of Streamwood & Hanover Park (Streamwood boundary to Jensen Blvd in Hanover Park) - $580,000 total construction cost; approx. $200,000 in Hanover Park. 100% construction, Village to share engineering costs with Streamwood. Budget about $20,000 for Phase I in 2018.

Miscellaneous Studies and Plans

• IDOT I-390 Feasibility Study, October, 2016
• Village Center and TOD Plan (currently being updated, last adopted May, 2012)
• Lake Street Corridor Planning Study – DuPage County Corridor Planning Studies, January 2014 http://www.cmap.illinois.gov/livability/housing/homes
• Homes for a Changing Region – Northwest DuPage County Cluster (on-going), CMAP, 2015-2017
• Pace Bus – Illinois Route 390 Tollway Corridor Service Study (currently underway)
• Bicycle Plan for Wayne Township, Active Transportation Alliance, April, 2015
• Bartlett Park District Comprehensive Master Plan, May, 2015
• Schaumburg Park District Comprehensive Master Plan, May 2014
• DuPage County Regional Bike Plan, June, 2008
• Irving Park Road Corridor Technical Assistance Panel, ULI and CMAP, August 2012
• Creating a Village Center using Transit-Oriented Development, Hanover Park, IL – Urban Land Institute Chicago Study, August, 2003
• Pavement Management Report; prepared by Infrastructure Management Services, January, 2016 (rated all the Village’s roads for pavement condition and recommended capital program)
• Metra Strategic Capital Planning, May, 2017 (included origins and mode of access to Metra Station)
• DuPage County Revised Preliminary Flood Plain Maps, June 1, 2017
• MWRD Hanover Park Water Reclamation Plant Odor Action Plan, March, 2016
• Hanover Park Stormwater Management Plan, prepared by Karen Daulton Lange, October, 2016
June 23, 2017

Mr. Joseph Szabo
Executive Director
Willis Tower, Suite 800
233 South Wacker Drive,
Chicago, IL 60606

Dear Mr. Joseph Szabo:

I learned that the Village of Hanover Park is requesting assistance to update the Comprehensive Plan with the Local Technical Assistance Program through the Chicago Metropolitan Agency for Planning (CMAP). I am writing to hereby offer my sincere support for this request and for CMAP to approve this request as I work alongside Hanover Park representatives to bring new opportunities to this community.

As a state legislative representative of Hanover Park, I am aware of the many regional projects that can alter this community’s land use composition. For example, the expanding I-390 project will directly end in Hanover Park which will influence land use, transportation and accessibility decisions for this municipality and surrounding communities. While the 2010 Comprehensive Plan captures some of the potential impact, current and future market trends are making it necessary to refresh this very important document.

The Village of Hanover Park already embraces regionalism as they are currently working with numerous organizations on various multi-jurisdictional projects. Specifically, Hanover Park is pairing up with four other communities to help growing businesses prosper with a new 501(c)3 organization called Next Level Northwest. This innovative, business accelerator program creates a nurturing environment for businesses that need additional assistance to get to their next level of growth. Hanover Park understands the importance of working as a region, but their current Comprehensive Plan needs to be re-written to accommodate all the regional activities and projects taking place.

Please consider approving Hanover Park’s Comprehensive Plan request. I can be reached at (847) 923-9104 if more information is needed.

Regards,

Michaelle Mussman
State Representative – 56th District
June 21, 2017

Mr. Joseph Szabo
Executive Director
Willis Tower, Suite 800
233 South Wacker Drive,
Chicago, IL 60606

Dear Mr. Joseph Szabo:

I understand that the Village of Hanover Park is applying to Chicago Metropolitan Agency for Planning’s Local Technical Assistance program regarding their Comprehensive Plan and I am writing to offer my support for their application. As a lawmaker, I work to ensure that my service area is at the forefront of emerging trends to harness new employment, transportation and development opportunities and an awarded LTA application for Hanover Park would help achieve a successful future for this community and the surrounding area. I truly believe that Hanover Park is a unique community which can both encompass the principles of CMAP’s GO TO 2040 Plan and accommodate for future grown based on regional external forces such as the new Elgin-O’Hare Western Access Project. Their current Comprehensive Plan was adopted in 2010, but there have been sweeping changes to the local landscape and the region which need to be accurately reflected in their Comprehensive Plan.

The Village of Hanover Park is an innovative community that is always looking to better their residents, employers, workers and visitors. A perfect example was our work on forming Illinois’ first multi-jurisdictional satellite college campus, known as the Education & Work Center (located in Hanover Park). This collaboration involved Elgin Community College, Harper Community College, my Office, the Village of Hanover Park and several other entities to bring more educational and job training opportunities to the residents of Hanover Park and the surrounding region. The project has been a huge success with over 5,000 visitors a year and a waiting list for certain classes. Partnerships with the Village of Hanover Park equals a total commitment from their elected officials and staff as well as a willingness to do what is necessary now to secure a brighter future. I truly believe that Hanover Park deserves the requested assistance from CMAP because the Village works hard to innovate and implement based off on the visions found in their adopted plans.

Should anyone have any questions regarding this Letter of Support, then please contact my office.

Sincerely,

[Signature]

Fred Crespo
State Representative, 44th District
Mr. Joseph Szabo  
Executive Director  
Willis Tower, Suite 800  
233 South Wacker Drive,  
Chicago, IL 60606

Dear Mr. Szabo,

The purpose of this letter is to offer my support for the Village of Hanover Park’s request for CMAP to help update the Comprehensive Plan for the community. My name is Gail Tobin and I am the Manager of the Hanover Park Branch of the Schaumburg Township Library, one of the libraries in the community and a government service operating within Hanover Park, IL. I am also the Chair of the Hanover Park Business C.O.N.E.C.T. Committee, so I understand the importance of this planning document.

Hanover Park is served by numerous government agencies with varying goals and projects, which can easily lead to differing levels of service throughout the community and create fragmentation. The current Comprehensive Plan was last updated in 2010, but the planning process started in late 2008. This document helps to connect all the varying projects, studies and initiatives into one cohesive document. An updated Comprehensive Plan will ensure that this growing, progressive community of nearly 40,000 will thrive and serve all of Hanover Park in a holistic manner.

I recently learned that as part of the ON TO 2050 study, Hanover Park is identified as an “Economically Disconnected” community. I believe that an updated Comprehensive Plan will help address potential inequalities and create more opportunities within the community. I find Hanover Park to be a true microcosm of the Chicago region based on its diversity and land use make-up. This community is also unique as it contains over 6,000 people per square mile, but there are still over 200 acres of land open for development with most of that land being in and around existing public transportation infrastructure. This community can serve as a model for the rest of the region by implementing the future Comprehensive Plan generated by CMAP. Please consider approving the Village of Hanover Park’s new Comprehensive Plan request as this document will advance the recommendations and principles found in both GO TO 2040 and ON TO 2050.

If there are any questions regarding my letter of support, then please feel free to contact me.

Regards,

Gail Tobin  
Hanover Park Branch Coordinator  
Schaumburg Township District Library  
1266 Irving Park Road  
Hanover Park, IL 60016  
Phone: 630-923-3470  
Email: gtobin@stdl.org
June 19, 2017

Mr. Joseph Szabo and CMAP LTA Selection Commission:

My name is Rick Wulbecker, Executive Director of the Hanover Park Park District, a government entity operating within Hanover Park, IL. I understand that the Village is applying for an updated Comprehensive Plan through CMAP’s Local Technical Assistance program and we are in support of this application and highly recommend that CMAP approve this application request.

The Village of Hanover Park is led by an innovative team starting with the honorable Mayor Rodney Craig, followed by the Village Board and their dedicated staff. Every Hanover Park representative works hard to make Hanover Park a great place to work, live and play. A key part of their efforts is guided by their Comprehensive Plan. The current Comprehensive Plan was last updated in 2010, but the planning process started in late 2008. Since the adoption, there have been numerous updates to other studies and new regional projects have taken shape which directly impacts Hanover Park. It is vital that CMAP work with the Village of Hanover Park to create an updated Comprehensive Plan.

This community is also at the cusp of truly harnessing GO TO 2040 recommendations as the Village of Hanover Park realizes that it is part of a region that will witness approximately 2 million more residents over the next couple of decades. Hanover Park contains over 200 acres of land and 120 acres of that land is adjacent to their busy Hanover Park Metra Station. The Hanover Park Park District looks forward to continually working with the Village of Hanover Park towards our community’s future growth and their updated Comprehensive Plan guided by CMAP would lay the framework towards sustaining future prosperity.

Sincerely,

Rick Wulbecker
Executive Director, Hanover Park Park District
(630) 837-2468 x128
r.wulbecker@hpparks.org