



Village of Hanover Park Administration

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Village Manager
Juliana A. Maller

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

Village Hall, Room 214
Hanover Park IL

Thursday, January 13, 2022
7:02 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Vice Chair Watkins called the meeting to order at 7:01 pm

PRESENT: Commissioners: Vice Chair Watkins, Alvarez, Clark, Fortney, Neil, Pazon, Vargas

ABSENT: Commissioners: Chair Serauskas, Palazzo

ALSO PRESENT: Director Govind, Planner Rasmussen, Associate Planner Schwartz, Admin. Sjodin, Mark Leyden, Tim Shoemaker, Ryan Howard

Quorum Established

2. PLEDGE OF ALLEGIANCE

Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Alvarez and second by Commissioner Neil to accept the Agenda.

Roll Call:

AYES: Alvarez, Clark, Fortney, Neil, Pazon, Vargas

NAYS: None

ABSENT: Serauskas, Palazzo

Motion carried.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES

5-a. Minutes of December 6, 2021 Workshop– Motion by Commissioner Alvarez and second by Commissioner Vargas to approve the minutes

Roll Call:

AYES: Alvarez, Clark, Fortney, Neil, Pazon, Vargas, Watkins

NAYS: None

ABSENT: Serauskas, Palazzo

ABSTENTION: None

Motion carried.

- 5-b.** Minutes of December 9, 2021 Regular Meeting - Motion by Commissioner Alvarez and second by Commissioner Neil to approve the minutes

Roll Call:

AYES: Alvarez, Clark, Fortney, Neil, Pazon, Vargas, Watkins

NAYS: None

ABSENT: Serauskas, Palazzo

ABSTENTION: None

Motion carried.

6. ACTION ITEMS:

6-a. Public Hearing to consider a request for a Special Use for Automobile Service Station ("gas station"), per sec. 110-5.9.3.c., including a third sign on the canopy, a variation from 110-6.2.2.a(4) to increase driveway width for the entrance along Ontarioville Road and along Lake Street and to rescind Ord. O-97-07 approving the Final Planned Unit Development Plan, Ordinance O-97-08 approving the Special Use for an Automotive Service Station and Car Wash, and O-97-09, approving variations to allow an increase in driveway width for the property commonly known as the Northwest Corner of Lake Street and Ontarioville Road, Hanover Park, Illinois (Shell Oil); all passed and approved on February 20, 1997, and subsequent amendments thereof for the property located at 1525 Lake Street.

Motion to open the Public Hearing made by Commissioner Alvarez, seconded by Commissioner Clark.

The applicants from TrueNorth (Mark Leyden, Tim Shoemaker and Ryan Howard) were sworn in.

Mr. Leyden is the President & CEO of TrueNorth. He stated that they are a family owned and operated company that has been in business 103 years and currently has 166 stores in Ohio, Michigan, Illinois, and Wisconsin. They have 110 locations that have been in operation over 13 years. He commented that the Hanover Park location is tired looking and proposes that it needs to be cleaned up and updated in order to blend in with the community better.

Mr. Shoemaker displayed renderings of the project, which will look similar to a project in Bartlett. He stated the following regarding the project:

- the trees along Lake Street will be saved and more landscaping will be added
- there will be a single row of fuel pumps
- the stormwater detention area will be cleaned up and junk trees and shrubs will be removed and replaced with more manicured landscaping.
- the building will be 4-side architecture will all natural materials and will have an enclosed video gaming area inside
- the outside trash area will be enclosed
- the existing fuel tanks and pumps will be replaced with more updated ones
- the Lake Street curb cut will be moved a little north so that trucks can enter more easily
- there will not be an entrance from Barrington Road
- Since the turning radius is small, they are not trying to attract the large truck/trailers
- They reviewed truck turning radii for fire apparatus and diesel fueling trucks.

Mr. Shoemaker also commented that they are requesting the foundation landscaping requirements be reduced because it is difficult to get plants to grow in planters along the front of the building and people tend to use them as ashtrays and garbage receptacles.

Mr. Brian Bondi, whose mother lives (7N708 Barrington Road) behind the current facility, was sworn in. He stated that his mother, Christine, has lived there for 45 years and had previously petitioned for the current wall that exists there, and would now like that wall extended toward the new detention area in order to block additional noise, light and garbage. She would like the newer wall built higher than the current one. She also said people tend to walk through the gas station area and the wall as a cut-through into the neighborhood, and with video gaming being added, she is concerned it will most likely increase. There should be a dedicated pathway created.

Mr. Shoemaker suggested that a fence would be better than a wall and that additional landscaping could be added. He felt that a fence is less impersonal than a masonry wall. He also stated that new LED lights will be added which will not have as much light pollution onto adjacent properties.

Commissioner Vargas stated that we want to protect the residents from any negative impacts. A fence may not be the best option; an extended wall may be more appropriate.

Mr. Shoemaker stated that normally board-on-board fencing is used, along with additional landscaping.

Mr. Howard suggested that SimTek fencing is used; which is a simulated masonry. This would be similar material to the existing sound wall along Lake Street. He also suggested that the fence should be staggered from the wall. The path would become a designated walkway. He also commented that regular planters for the front of the building would be better than the planter boxes since people usually throw cigarette butts in the boxes.

Director Govind suggested that maybe additional landscaping along the proposed simtek wall in lieu of the planters would work. A new landscape plan would be required before going before the Board. Also, the maximum height for a wall is 6 feet.

COMMISSIONER DISCUSSION:

Chair Watkins asked the petitioner to walk through the lighting plan. The petitioner stated that they will be utilizing LED lights and the nearest light will be setback 25', so the photometric plans show 0 foot-candles at the property line.

Commissioner Fortney commented that he thinks the walkway should be concrete with landscaping on both sides of the fence. Also, the fence should extend to the corner where the four new parking spaces are to be.

Commissioner Alvarez, Vargas, Pazon and Neil all agreed.

Commissioner Clark said he generally agrees. He also stated that the fence should be extended far enough to encourage people to use the walkway.

Commissioners and residents agreed on the use of SimTek, or similar, material for fence, instead of continuing the CMU wall.

Planner Rasmussen presented the new recommendation.

Commissioner Neil made a motion to approve the Findings of Fact, seconded by Commissioner Alvarez.

Voice Vote: All Ayes.

Motion carried.

Commissioner Alvarez made a motion to approve the Special Use, seconded by Commissioner Neil.

Voice Vote: All Ayes

Motion carried.

Commissioner Alvarez made a motion to close the Public Hearing, seconded by Commissioner Clark.

Voice Vote: All Ayes.

Motion carried.

6-b. Public Hearing to consider a request for a Special Use for Drive Through, per sec. 110-5.9.3.i. for Chase Bank located at 1640 Irving Park Road.

Planner Rasmussen gave a PowerPoint presentation of the project.

The applicants, Jon Krissoff from Chase Bank and Amy Ferguson from TAP architects, were sworn in.

Mr. Krissoff is the Marketing Director for Chase. He noted that the building will be shifted southeast away from the West View Plaza driveway. The current building has structural issues due to poor soil. They would like to fix the problems and bring the building up to date and refresh the Chase brand.

COMMISSIONER DISCUSSION

Commissioner Vargas was concerned about how close the existing "right-in" entrance is to Irving Park Road and asked if a new entrance further north was going to be made. Ms. Ferguson commented that to date there have not been any issues and the entrance has been convenient to bank customers. Mr. Krissoff commented that the proposed curb cut lines up with the drive aisle and that moving the curb cut north would create a zig zag traffic pattern within the parking lot.

Commissioner Clark asked if changing the parking spaces to 90-degree vs. diagonal pull ins would create any problems. Ms. Ferguson commented that the proposed parking design allows for more stacking spaces in the aisle and removes the conflict of the customers in the handicap spaces backing out of the spaces tying up the drive aisle.

Commissioner Vargas asked about the cross-access to the dental building.

The owner of the adjacent dental office, Amer Mustafa, was sworn in.

Mr. Mustafa commented that he supports the redevelopment of the bank and believes it will be an improvement to the area. He noted that the current driveway is made of caissons and beams, and his only concern is the use of heavy construction equipment in the access area. Mr. Krissoff stated that any construction equipment will avoid using the dental building parking lot.

Director Govind inquired if the monument sign on Barrington Road was still necessary? Applicant stated that they do still need that signage.

There were no further questions from the Commission.

Commissioner Alvarez made a motion to close the Public Hearing, seconded by Commissioner Clark.

Voice Vote: All Ayes.

Motion carried.

A motion to approve the Findings of Fact was made by Commissioner Alvarez, seconded by Commissioner Neil.

Voice Vote: All Ayes.

Motion carried.

A motion to approve the Special Use was made by Commission Alvarez, seconded by Commissioner Clark.

Voice Vote: All Ayes

Motion carried.

- 7. **TOWNHALL SESSION:** None
- 8. **OLD BUSINESS (NON-ACTION ITEMS):** None
- 9. **NEW BUSINESS (NON-ACTION ITEMS):** None
- 10. **ADJOURNMENT:**

Motion by Commissioner Clark and seconded by Commissioner Vargas to adjourn the meeting.

Roll Call:

AYES:	Alvarez, Clark, Fortney, Neil, Pazon, Vargas, Watkins
NAYS:	None
ABSENT:	Serauskas, Palazzo
ABSTENTION:	None

Motion carried: Meeting adjourned at 8:36 pm

Transcribed by:



Kathy Sjodin
Administrative Assistant
January 13, 2022



Patrick Watkins
Chair Pro-tem