



**VILLAGE OF HANOVER PARK**  
**DEVELOPMENT COMMISSION**  
**REGULAR MEETING**

**Municipal Building, Village Board Room 214**  
**2121 W. Lake Street**  
**Hanover Park, IL 60133**

**Thursday, July 14, 2011**

**7:00 p.m.**

**AGENDA**

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLIEGENCE:**
- 3. ACCEPTANCE OF AGENDA:**
- 4. PRESENTATIONS/REPORTS:** None.
- 5. APPROVAL OF MINUTES:**
  - 5-a. Request to approve the Regular Meeting Minutes of June 9, 2011.
- 6. ACTION ITEMS:**
  - 6-a.** Consider a request by Derek McGrew (applicant) on behalf of the Hanover Park Park District (property owner) for a Special Use Amendment and Variance from the Village of Hanover Park Zoning Ordinance to allow a wireless communications facility (non Village owned facility) and a 30 foot variance from the maximum 60 foot antenna height at 1700 Greenbrook Boulevard, Hanover Park, Illinois. (Public Hearing held 4/14/11, Agenda Item 6a. Public Hearing Closed and Commission requested Petitioner come back with additional information.)
  - 6-b.** Public Hearing to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Sections 110-6.1.2.g and 110-6.6.1.m to permit one shed and/or storage building, not exceeding 400 square feet, in the R Single-Family

Detached Residence District.

**7. TOWNHALL SESSION:**

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.

**8. OLD BUSINESS (NON-ACTION ITEMS):**

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a.** Community Development Update: Planner Katie Bowman.

**10. ADJOURNMENT:**

Municipal Building  
2121 West Lake Street  
Hanover Park, Illinois  
60133-4398

Rodney S. Craig  
Village President

Eira L. Corral  
Village Clerk

630-372-4200  
Fax 630-372-4215

Ronald A. Moser  
Village Manager



**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
REGULAR MEETING**

**Municipal Building, Village Board Room 214  
2121 W. Lake Street  
Hanover Park, IL 60133**

**Thursday, June 9, 2011**

**7:00 p.m.**

**MINUTES**

**1. CALL TO ORDER: ROLL CALL**

Chairman Bakes called the meeting to order at 7:00 p.m.

**Chairman Bakes appointed Auxiliary Member Scot Neil as full voting member of the Commission for this meeting.**

PRESENT:	Commissioners:	Arthur Berthelot, Mark Mercier, Philip McBride, Scot Neil, Virginia Wachsmuth, Chairman Jeffrey Bakes
ABSENT:	Commissioner:	Roy Pouse, Patrick Watkins
ALSO PRESENT:		Trustee Ed Zimel, Jr., Director Patrick Grill, Planner Katie Bowman, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept Agenda as presented, seconded by Commissioner Mercier.

Voice Vote:  
All AYES.

Motion Carried: Accept Agenda.

**4. PRESENTATIONS/REPORTS:** None.

**5. APPROVAL OF MINUTES:**

**5-a.** Request to approve the Regular Meeting Minutes of May 12, 2011.

Motion by Commissioner McBride to approve the Minutes, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Minutes approved.

**6. ACTION ITEMS:**

Chairman Bakes entertained a Motion to Open the Public Hearing.

Motion by Commissioner McBride to open the Public Hearing, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

- 6-a. Public Hearing to consider a request by Shaugn and Melissa Davenport to allow a front yard fence height variation at 7060 Meadowbrook Lane to allow a one-foot (1') variance from the maximum three-foot (3') front yard fence height to permit a four foot (4') front yard fence.

Chairman Bakes called up Sign-In Speaker Grant Dittmoc, 7037 Meadowbrook Lane, Hanover Park, IL. Mr. Dittmos stated he is not here to speak but to observe.

Chairman Bakes called up the Petitioners to the podium. Shaugn and Melissa Davenport of 7060 Meadowbrook Lane, Hanover Park, IL are sworn in.

Chairman Bakes turns the meeting over to the Commissioners for questions.

Commissioner Wachsmuth – Questioned existing backyard fence. Petitioners stated there will be no change to the existing backyard fence.

Commissioner Mercier – Questioned the type of fencing, driveway gate and location of fence along lot line. Petitioners stated the fence will be similar to the photo included in the Agenda item. Upon approval of this variance, the Petitioners will apply for a Medicaid Home Base Waiver. The driveway gate will be closed only when residents are outside.

Commissioner McBride – Requested a provision in the variance that the fence be removed with any change in the residents' situation or the selling of this home.

Commissioner Berthelot – No questions.

Commissioner Neil – No questions.

Chairman Bakes – Questioned the type of fencing material – metal/wood? Petitioners stated the fence would be steel or aluminum and black in color.

Planner Bowman states that the Notice was properly published and presented "Return Receipt Cards." Petitioners also presented "Return Receipt Cards."

Planner Bowman presented the Draft Findings of Fact.

Chairman Bakes entertained a Motion to Approve the Draft Findings of Fact.

Motion by Commissioner McBride to approve the Draft Findings of Fact, seconded by Commissioner Mercier.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Wachsmuth, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Watkins

Motion Carried: Draft Findings of Fact Approved.

Chairman Bakes entertained a Motion to Approve the Petitioners request to allow a front yard fence height variance at 7060 Meadowbrook Lane.

Motion by Commissioner McBride to approve the variance, seconded by Commissioner Mercier.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Wachsmuth, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Watkins

Motion Carried: Variance Approved.

Chairman Bakes entertained a Motion to close the Public Hearing.

Motion by Commissioner McBride to close the Public Hearing, seconded by Commissioner Mercier.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Wachsmuth, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Watkins

Motion Carried: Public Hearing Closed.

**7. TOWNHALL SESSION:**

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.

**8. OLD BUSINESS (NON-ACTION ITEMS):** None.

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a.** Community Development Update: Planner Katie Bowman.

- Updated the Commission on a recent email sent to Commissioner requesting their participation in the RTA Village Center Study.
- Provided an update on the International Conference of Shopping Centers. It was a positive experience as the Village works on increasing economic development.
- Informed the Commission of an upcoming Development Incentive Showcase scheduled for Thursday, July 21.

**10. ADJOURNMENT:**

Motion by Commission McBride to Adjourn, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:34 p.m.

Recorded and transcribed by:

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Regina Mullen, Secretary  
On this 9 day of June, 2011.

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Jeff Bakes, Chairman



**Village of Hanover Park  
Community Development Department**

**INTEROFFICE MEMORANDUM**

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**TO:** Chairman Bakes and members of the Development Commission

**FROM:** Patrick Grill, Community Development Director  
Katie Bowman, Village Planner

**SUBJECT:** **Additional Information Related to a Request for a Special Use Amendment and Variance at 1700 Greenbrook Boulevard.**

**ACTION REQUESTED:**     Approval     Disapproval     Information

**MEETING DATE:**    **July 14, 2011**

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**REQUEST SUMMARY:**

Following the close of the public hearing, held by the Development Commission at 7:00 p.m. on April 14, 2011 in Room 214 of the Municipal Building, 2121 West Lake Street, additional information was requested for the following application:

A request by Derek McGrew, associate of T-Mobile, (applicant) on behalf the Hanover Park Park District (property owner) for a Special Use Amendment and Variance from the Village of Hanover Park Zoning Ordinance to allow a wireless communications facility (non-Village owned facility) and a 30 foot variance from the maximum 60 foot antenna height at 1700 Greenbrook Boulevard, Hanover Park, Illinois. Specifically, the following items must be approved:

- Special Use from Section 110-5.4.3.f
- Variance from Section 110-4.7.7.b

**BACKGROUND/DISCUSSION**

At the request of the Development Commission, the applicant has provided the following additional information:

1. Plans indicating the provision of a protective barrier between the wireless facility and adjacent parking and parking lot (to the south and east) (Exhibit 1).

Proposed bollards include: 6 located 5 feet apart along the south side of the enclosure, to provide protection from the adjacent parking stalls, and 3 located 8 feet 6 inches apart along the east side of the enclosure to provide protection from the adjacent circle drive.

2. Information on the collapse area of the proposed tower (Exhibit 2).

A report on the ability of the 90 foot flag pole tower model to collapse upon itself describes its ability to absorb various types of shock, including winds of over 90 miles-per-hour, without free fall. The tower is designed by Engineered Endeavors and meets all industry standards for steel monopole structures. When exposed to wind, the tower may bend slightly, but will typically return to its upright position. In the rare case that the bend is permanent, a 'local buckling' will occur in which a small portion of the tower is bent but overall tower remains standing. In their experience, Engineered Endeavors has never known of a monopole tower that had a free fall, including during large hurricanes.

3. Propagation map for a 60 foot tower at the proposed location. Propagation maps for a 50 foot and 90 foot tower are also included (Exhibit 3).
4. Propagation maps for a 60 foot and 90 foot tower for an alternative location at the Village of Hanover Park Water Treatment Plant Site, located southeast of the intersection of Arlington Drive and Greenbrook Boulevard (Exhibit 3).

Propagation maps show the level of service provided at the proposed and alternate locations at various tower heights (note that height used in propagation maps is five feet lower than tower height due to the location of the antennae). The blue color indicates no coverage; yellow indicates undependable in-vehicle coverage and no in-building coverage; and green indicates standard coverage for on-street, in-vehicle, and in-building service.

The maps show that currently the area around the proposed site at 1700 Greenbrook Boulevard has no or undependable coverage. In the proposed location, a 50 foot tower would provide standard coverage to the surrounding area, with some areas remaining with no coverage, a 60 foot tower would eliminate most areas with no coverage, and a 90 foot tower would provide standard coverage in a large area, eliminating virtually all surrounding areas with no coverage.

In the alternate location, a 60 foot tower would provide standard coverage directly around the tower, with no coverage remaining along County Farm Road, and a 90 foot tower would provide a larger area of standard coverage, with undependable coverage remaining along County Farm Road.

### **STAFF COMMENT**

Staff finds that the information provided shows that the impacts of the tower will be adequately mitigated, including a strong, self-collapsing tower and bollards to protect from vehicle traffic. Additionally, the propagation maps show that the proposed location would provide the biggest area of standard coverage, particularly along County Farm Road, which is highly travelled.

Based upon the Commission's comments, the condition that the equipment be enclosed in a structure has been removed and the equipment cabinets may be constructed as proposed.

Additionally, it is noted that the proposed seven foot fence height may be approved as a part of the special use site plan approval without a separate variance. As condition one states below, the Development Commission may approve the entire site plan as depicted in the latest design as-is.

## **RECOMMENDATION**

Staff recommends a positive recommendation of the Special Use Amendment and Variance subject to the following conditions:

1. Uses generally depicted on the site plans and elevations prepared June 7, 2011 by Ramaker & Associates, Inc.
2. The applicant shall maintain all new landscaping to be installed and all existing landscaping, as depicted on the site plan prepared June 7, 2011 by Ramaker and Associates, Inc.
3. No signs are approved as part of this request.
4. No outdoor display, sales, or storage of materials is permitted on this site.
5. Additional wireless carriers must be permitted to place equipment on the tower, as space and technical requirements allow.
6. If the flag pole model of tower is used, an American flag must be flown on the pole at all times during daytime hours. If the flag is flown at night, it must be lit in conformance with standard practices.

## **ATTACHMENTS**

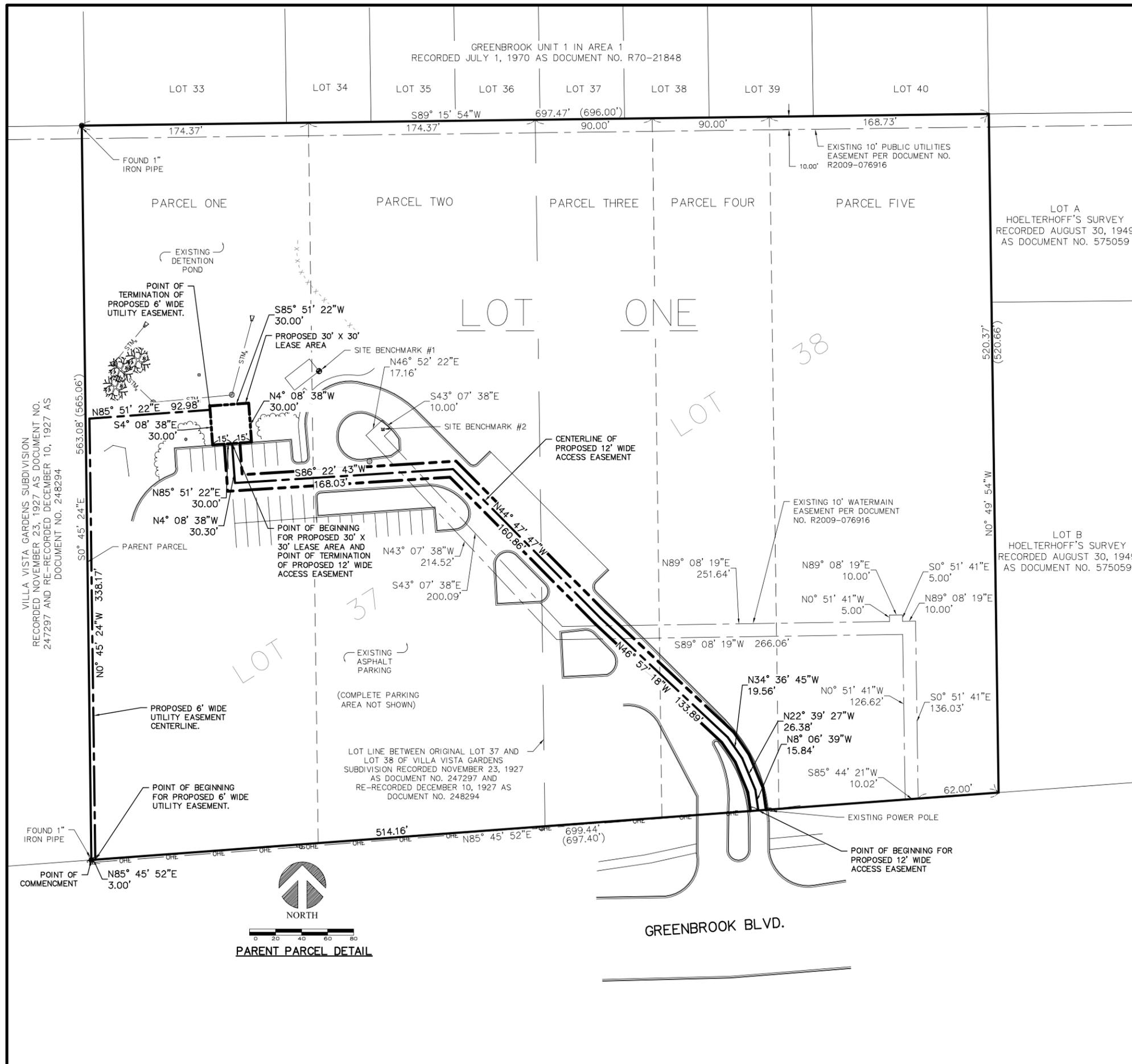
Exhibit 1 – Site Plan, including bollard placement

Exhibit 2 – Information on the collapse area of the proposed tower

Exhibit 3 – Propagation Maps

Exhibit 4 – Findings of Fact





**SURVEYOR'S NOTES:**

- 1) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED DOCUMENTS.
- 2) THE SURVEY FOR THIS MAP WAS PERFORMED ON JUNE 24, 2010 BY RAMAKER & ASSOCIATES, INC. REVIEW WAS PERFORMED BY RICHARD L. THOM JR.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATIONS AND VISIBLE MARKINGS ONLY AT TIME OF SURVEY.
- 5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL TRACT.
- 6) THIS MAP WAS PREPARED WITHOUT THE AID OF A TITLE COMMITMENT. REFER TO A CURRENT TITLE COMMITMENT FOR ANY BUILDING LINES AND EASEMENTS NOT SHOWN ON THIS MAP.
- 7) BEARINGS REFERENCED TO THE EAST LINE OF SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-076916, DATED MAY 22, 2009, BEARING S00°45'24"E.
- 8) ALL UTILITIES WERE REQUESTED TO BE MARKED PER JULIE LOCATE TICKET# X001730645.

**BENCHMARKS:**

- 1) NGS BENCHMARK DESIGNATION 0156  
PID DK3208  
ELEV: 821.20'
- 2) SITE BENCHMARK #1  
SOUTHEAST CORNER OF CONCRETE PAD  
ELEV: 811.17'
- 3) SITE BENCHMARK #2  
TOP NUT OF FIRE HYDRANT  
ELEV: 814.76'

**LEGEND**

	OVERHEAD ELECTRIC
	STORM SEWER
	PARENT PARCEL
	PROPOSED LEASE AREA
	PROPOSED EASEMENT BOUNDARY
	EXISTING EASEMENT
	EXISTING EASEMENT
	LOT LINE
	PARCEL LINE
	CURB AND GUTTER
	EDGE OF PAVEMENT
	ASPHALTIC PAVEMENT
	CONCRETE
	FOUND 1" PIPE
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	STORM SEWER YARD INLET
	RECORDED AS

RAMAKER DOC# 2010S-142



T-MOBILE  
8550 WEST BRYN MAWR  
CHICAGO, IL 60631



1120 Dallas Street, Sauk City, Wisconsin 53583  
Voice: (608) 643-4100 Fax: (608) 643-7999  
www.ramaker.com

**REVISIONS**

No.	DESCRIPTION	DATE
1	PRELIMINARY SURVEY	06/30/10
2	REV. ACCESS EASEMENT	09/20/10
3	FINAL SURVEY	11/29/10
X	X	XX/XX/XX
X	X	XX/XX/XX

STATE OF ILLINOIS  
COUNTY OF DUPAGE SS.  
I HEREBY CERTIFY THAT THIS SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS

*Richard L. Thom Jr.*  
RICHARD L. THOM JR. PLS  
LICENSE NUMBER 035-002569 DATE: 11-29-10



Expiration: 11/30/10

**CH44398K  
HANOVER PARK**

1700 GREENBROOK BLVD.  
HANOVER PARK, IL 60133  
(DUPAGE COUNTY)

DRAWN BY: DJH DATE: 06/30/2010

CHECKED BY: TAT

PROJECT #: 18305

SHEET TITLE  
**SURVEY**

SHEET NUMBER  
**S-1 OF 2**



1120 Dallas Street, Sauk City, Wisconsin 53583  
Voice: (608) 643-4100 Fax: (608) 643-7999  
www.ramaker.com

REVISIONS

No.	DESCRIPTION	DATE
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*Richard L. Thom Jr.*

RICHARD L. THOM JR. PLS DATE: 11-29-10  
LICENSE NUMBER 035-002569



CH44398K  
HANOVER PARK

1700 GREENBROOK BLVD.  
HANOVER PARK, IL 60133  
(DUPAGE COUNTY)

DRAWN BY: DJH	DATE: 06/30/2010
CHECKED BY: TAT	
PROJECT #: 18305	

SHEET TITLE  
SURVEY

SHEET NUMBER  
S-2 OF 2

PARENT PARCEL DESCRIPTION

LOT ONE OF SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION OF LOTS THIRTY-SEVEN AND THIRTY-EIGHT IN VILLA VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FOURTY NORTH, RANGE NINE EAST, OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FOURTY NORTH, RANGE TEN EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY DESCRIPTION PER SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-076916

PARCEL ONE:  
THE WEST HALF AS MEASURED ALONG NORTH LINE OF LOT THIRTY-SEVEN IN VILLA VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FORTY, NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT NO. 247297 AND INSTRUMENTS OF CORRECTION FILED DECEMBER 10, 1927 AS DOCUMENT NO. 248294 AND JANUARY 17, 1928 AS DOCUMENT NO. 250252 AND MARCH 10, 1928 AS DOCUMENT NO. 253540, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:  
THE EAST HALF OF LOT THIRTY-SEVEN, IN VILLA VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FORTY NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT NO. 247297 AND INSTRUMENTS OF CORRECTION FILED DECEMBER 10, 1927 AS DOCUMENT NO. 248294 AND JANUARY 17, 1928 AS DOCUMENT NO. 250252 AND MARCH 10, 1928 AS DOCUMENT NO. 253540, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE:  
THE WEST 90.0 FT. AS MEASURED ON THE NORTH LINE AND PARALLEL WITH THE WEST LINE OF LOT THIRTY-EIGHT IN VILLA VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FORTY NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT NO. 247297 AND INSTRUMENTS OF CORRECTION FILED DECEMBER 10, 1927 AS DOCUMENT 248294 AND JANUARY 17, 1928 AS DOCUMENT NO. 250252 AND MARCH 10, 1928 AS DOCUMENT NO. 253540, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR:  
THE EAST 90.0 FT. OF THE WEST 180.0 FT., AS MEASURED ON THE NORTH LINE AND PARALLEL WITH THE WEST LINE OF LOT THIRTY-EIGHT, IN VILLA VISTA GARDENS, ONTARIOVILLE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FORTY NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT NO. 247297, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE:  
LOT THIRTY-EIGHT, EXCEPT THE WEST 180.0 FT., AS MEASURED ON THE NORTH LINE AND BEING PARALLEL WITH THE WEST LINE OF LOT THIRTY-EIGHT, IN VILLA VISTA GARDENS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION ONE, TOWNSHIP FORTY NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF THE WEST FRACTIONAL HALF OF SECTION SIX, TOWNSHIP FORTY NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT NO. 247297 AND INSTRUMENTS OF CORRECTION FILED DECEMBER 10, 1927 AS DOCUMENT NO. 248294 AND JANUARY 17, 1928 AS DOCUMENT NO. 250252 AND MARCH 10, 1928 AS DOCUMENT NO. 253540, ALL IN DUPAGE COUNTY, ILLINOIS.

EXISTING EASEMENT DESCRIPTION

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH AND THE VILLAGE OF HANOVER PARK, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-076916 AND MARKED "EASEMENT"; THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON AREA OF AREAS"; AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT AND COMMON AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE MEANING SET FORTH FOR SUCH TERM IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS (ILLINOIS REVISED STATUS. CH. 30, PAR 302(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OF AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES, AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERRECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

BENCHMARK DISCLAIMER

A MINIMUM OF TWO BENCHMARKS HAVE BEEN PROVIDED FOR THE SOLE USE OF THE CLIENT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY ANY THIRD PARTY. THE ELEVATIONS ESTABLISHED AS BENCHMARKS ARE VULNERABLE TO CHANGE FROM THE DATE SUCH ELEVATIONS WERE ESTABLISHED DUE TO A VARIETY OF REASONS INCLUDING, BUT NOT LIMITED TO, ALTERATION OF THE PHYSICAL STRUCTURE THE BENCHMARKS ARE ESTABLISHED UPON, VANDALISM, SWELLING OR SUBSISTANCE OF SUPPORTING SOILS, PHYSICAL TAMPERING, AND CONSTRUCTION OR VEHICULAR TRAFFIC ON OR ADJACENT TO THE BENCHMARK. RAMAKER AND ASSOCIATES, INC., ASSUMES NO LIABILITY OR RESPONSIBILITY FOR DAMAGES BY CLIENT OR ANY THIRD PARTY RESULTING FROM THE MISINTERPRETATION, MISIDENTIFICATION, OR ALTERATION OF THE BENCHMARK ELEVATIONS PROVIDED HEREIN. BEFORE UTILIZING ANY BENCHMARK ELEVATION NOTED HEREIN, AT ALL TIMES THE BENCHMARK ELEVATION MUST BE VERIFIED AND COMPARED WITH EACH OTHER AS WELL AS WITH THE ELEVATIONS ESTABLISHED FOR OTHER PERMANENT OR SEMI-PERMANENT STRUCTURES NOTED, IF ANY, TO DETERMINE IF ANY MISINTERPRETATION, MISIDENTIFICATION, OR ALTERATION OF THE BENCHMARK ELEVATIONS HAS OCCURRED. THE STANDARD OF CARE UTILIZED FOR PROFESSIONAL SURVEYING SERVICES IN ESTABLISHMENT OF BENCHMARK ELEVATIONS IS THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SURVEYOR'S PROFESSION UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY.

PROPOSED LEASE AREA DESCRIPTION

THAT PART OF LOT ONE OF SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-0769160N, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" DIAMETER IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT ONE; THENCE N85°45'52"E ALONG THE SOUTH LINE OF SAID LOT ONE, 515.21 FEET; THENCE N8°38'51"W, 16.18 FEET; THENCE N21°54'05"W, 26.77 FEET; THENCE N36°39'43"W, 20.33 FEET; THENCE N47°17'56"W, 133.14 FEET; THENCE N44°47'47"W, 160.86 FEET; THENCE S86°22'43"W, 168.03 FEET; THENCE N4°08'38"W, 30.30 FEET TO THE POINT OF BEGINNING; THENCE N85°51'22"E, 15.00 FEET; THENCE N4°08'38"W, 30.00 FEET; THENCE S85°51'22"W, 30.00 FEET; THENCE S4°08'38"E, 30.00 FEET; THENCE N85°51'22"E, 15.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 900 SQUARE FEET MORE OR LESS. ALL IN DUPAGE COUNTY, ILLINOIS AND SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS RECORDED OR UNRECORDED.

PROPOSED 12' WIDE ACCESS EASEMENT CENTERLINE DESCRIPTION

A 12' WIDE ACCESS EASEMENT LOCATED IN LOT ONE OF SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-0769160N, OF WHICH IS 6' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE. COMMENCING AT A FOUND 1" DIAMETER IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT ONE; THENCE N85°45'52"E ALONG THE SOUTH LINE OF SAID LOT ONE, 514.16 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N8°06'39"W, 15.84 FEET; THENCE N22°39'27"W, 26.38 FEET; THENCE N34°36'45"W, 19.56 FEET; THENCE N46°57'18"W, 133.89 FEET; THENCE N44°47'47"W, 160.86 FEET; THENCE S86°22'43"W, 168.03 FEET; THENCE N4°08'38"W, 30.30 FEET TO THE POINT OF TERMINATION. SAID EASEMENT CONTAINS 554.86 LINEAR FEET MORE OR LESS. ALL IN DUPAGE COUNTY, ILLINOIS AND SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS RECORDED OR UNRECORDED.

PROPOSED 6' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION

A 6' WIDE ACCESS EASEMENT LOCATED IN LOT ONE OF SEAFARI SPRINGS FINAL PLAT OF CONSOLIDATION, DOCUMENT NO. R2009-0769160N, OF WHICH IS 3' ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE. COMMENCING AT A FOUND 1" DIAMETER IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT ONE; THENCE N85°45'52"E ALONG THE SOUTH LINE OF SAID LOT ONE, 3.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N00°45'24"W, 338.17 FEET; THENCE N85°51'22"E, 92.98 FEET TO THE WEST LINE OF THE PROPOSED 30' X 30' LEASE AREA AND POINT OF TERMINATION. SAID EASEMENT CONTAINS 431.15 LINEAR FEET MORE OR LESS. ALL IN DUPAGE COUNTY, ILLINOIS AND SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS RECORDED OR UNRECORDED.









**ENGINEERED  
ENDEAVORS**

*The Experienced Point of View*

May 16, 2011

T-Mobile  
8550 W. Bryn-Mawr Ave, Suite 100  
Chicago, IL 60631

Reference: Design and Reliability of a 90 ft Flag Pole  
Designed to Collapse Upon Itself  
Quality of Steel and Fabrication of a Flag Pole Structure  
Site Name: Hanover Park / CH44398K  
Site Location: Hanover Park, IL  
EEI Job Number: 16605

In response to your inquiry regarding the design and anticipated reliability of a 90 ft flag pole, EEI offers the following comments:

1. The pole structure is designed to meet the requirements of the ANSI TIA-222-G (August 2005) titled *Structural Standard for Antenna Supporting Structures and Antennas*. It also meets or exceeds the requirements of ANSI FP 1001 *Guide Specifications for Design of Metal Flagpoles 4<sup>th</sup> Edition*, *The International Building Code*, and the *Manual of Steel Construction Thirteenth Edition* by the American Institute of Steel Construction. Furthermore, the foundation and anchor bolts meet the requirements of the American Concrete Institute's *Building Code Requirements for Structural Concrete* (ACI 318-05). The pole itself is also designed to meet the provisions of the American Society of Civil Engineers (A.S.C.E.) *Design of Steel Transmission Pole Structures*, which was originally published in 1973 and most recently updated in 2005.
2. Based on the location of this structure, the maximum design wind speed from ASCE 7 and TIA-222-G is 90 MPH 3-second gust wind. The wind exceeds the 50-year maximum anticipated wind velocity at 33 ft above ground level. Additional factors are applied to increase the wind loading, e.g., a gust response factor is imposed in order to account for sudden changes in wind speed, a height coefficient to account for increasing wind speed with height, and an exposure coefficient. Based on these conservative coefficients, the structure could in fact survive even greater wind loads than the basic design wind speed without any failures.
3. The monopole structure design is controlled by wind induced loads, however,

earthquake induced loads are also evaluated with all building code requirements being satisfied. Vertical loads (*i.e.*, gravity loads) are minimal on these types of structures, approximately 20% of the maximum capacity.

4. The design and loading assumptions which are used for the analysis of these structures are very conservative in nature when compared to other building codes; as a result, **structural failure is highly improbable.**
5. Failure of a **steel monopole structure** is defined as being that point at which the induced stresses exceed the yield strength of the material. At this point, deflections will be induced in the structure, which will no longer be recoverable once the load has been removed. Hence, a permanent deflection in the monopole would exist.
6. The induced loads must be sustained for a long enough period in order that the structure has time to respond to the load without its removal. Monopoles are flexible, forgiving structures, which are not generally susceptible to damage by impact loads such as wind gust or earthquake shocks.
7. As the structure leans over from the induced loads, it presents a markedly reduced exposure area for the development of wind-induced forces. This would result in the lowering of the applied forces and, therefore, the reduction of stresses and a halting of the structural deflection.
8. Hypothetically, let's assume that a pole becomes overloaded. The typical consequence of this overloading is "local buckling" where a relatively small portion of the shaft distorts and "kinks" the steel. Upon the removal of the applied load, the structure will not return to a plumb position. This does not cause a free falling pole. Even though the buckle exists, the cross section of the pole is capable of carrying the entire vertical load. **As a result, wind induced loads could not conceivably bring this type of structure to the ground due to the excellent ductile properties, design criteria, and failure mode. In the event of an unlikely failure, theoretically, the monopole is designed to collapse upon itself with the high capacity of usage at the 58 ft elevation.**
9. Further proof to the integrity of these structure-types is the fact that all EEI monopole structures in the Florida region withstood the direct impact of Hurricane Andrew with absolutely no structural damage reported. Wind loading was reported to be in the range of 100-120 MPH. Most recently, all EEI monopoles in the Wilmington, NC region withstood the force of Hurricanes Bertha and Fran, which had wind speeds of 105 MPH and wind gusts of 115 MPH.
10. EEI has never experienced a structural failure due to weather induced overloading. EEI personnel have over 30 years combined experience in design and fabrication of these types of structures.

In response to your inquiry regarding the quality of steel and fabrication of a monopole structure:

- 1) The monopole is fabricated from ASTM A572 material with a controlled silicon content of 0.06% maximum to promote a uniform galvanized coating. The base plate material is also fabricated from ASTM A572 material. All plate material meets a Charpy V-Notch toughness requirement of 15 ft-lbs @ -20° Fahrenheit. By meeting the strict toughness requirement, the monopole is best suited to resist the cyclic/fatigue type loading (*i.e.*, wind induced loading) these structures exhibit. The toughness specification is based on 45 years of taper tubular poles being designed and manufactured for the electrical transmission and communication industries.
- 2) Anchor bolts are fabricated from A615 Grade 75 material. The bolts are 1 $\frac{3}{4}$  in diameter, made from #18J bar stock. All threads are rolled. Anchor bolts come complete with two (2) A194 Grade 2H hex nuts. The anchor bolt material must also meet a Charpy V-Notch toughness of 15 ft-lbs @ -20° Fahrenheit, to resist the cyclic/fatigue type loading (*i.e.*, wind induced loading) these structures exhibit.

EEI guarantees the quality of steel used on the entire monopole. Material Certifications (Mill Test Reports) are available on all material at the time of fabrication.

Fabrication of the monopole is performed in accordance with the provisions of the AISC *Manual of Steel Construction* and ASCE's *Design of Steel Transmission Pole Structures*. All welding and inspection is in accordance with the American Welding Society's Specification D1.1 - latest revision. Testing and inspection reports are available upon request at the time of fabrication.

In conclusion, due to the aforementioned items, EEI's flagpole and pole structures have never experienced a "free fall" type failure due to wind or seismic induced loads. I hope that these comments address the issues, which you might encounter relative to the anticipated performance of monopole structures and quality of steel and fabrication. However, I will be most happy to answer any specific questions, which you might have.

Sincerely,

Engineered Endeavors

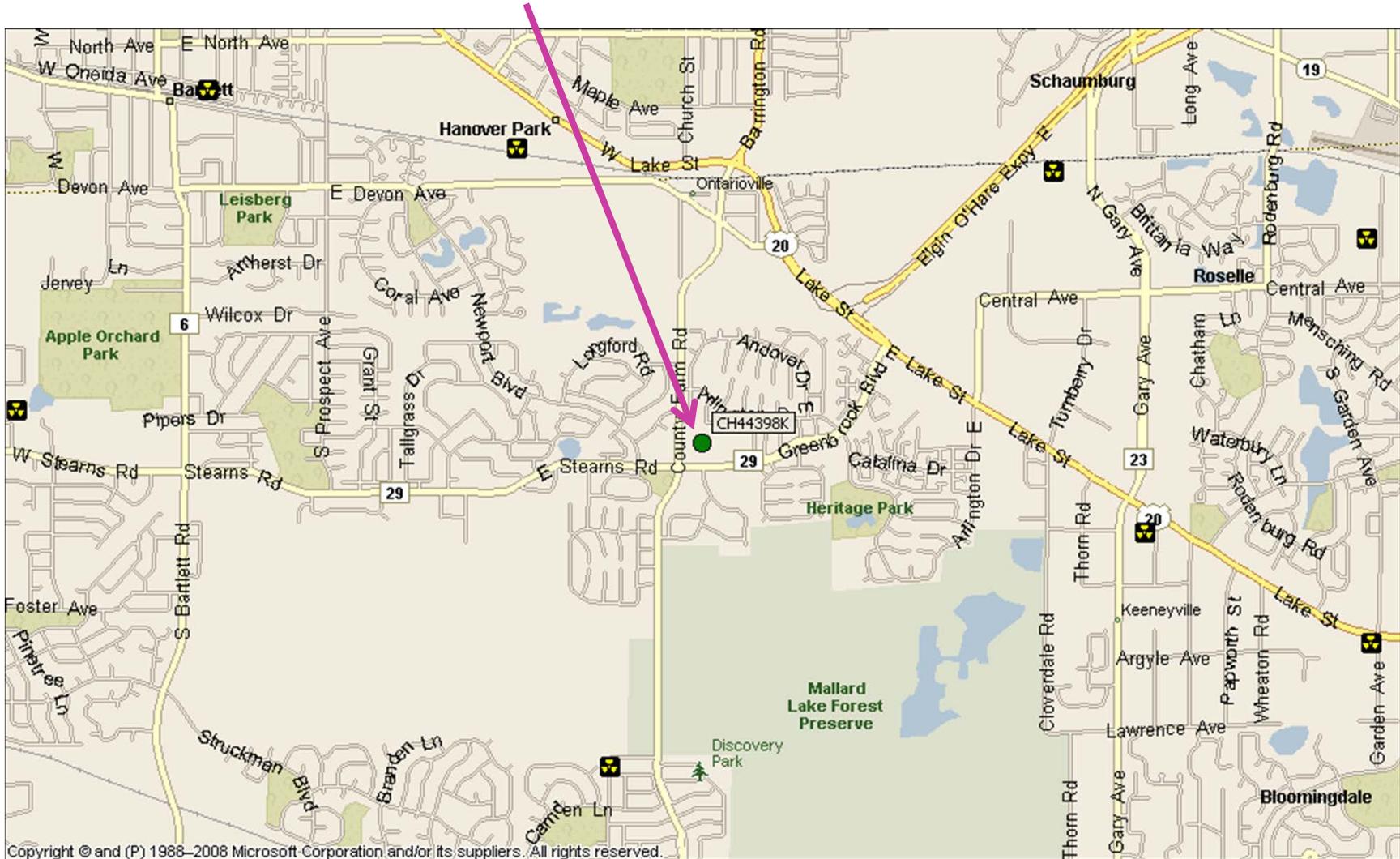
Michael R. Morel, P.E.  
Vice President of Engineering

**Engineered Endeavors**

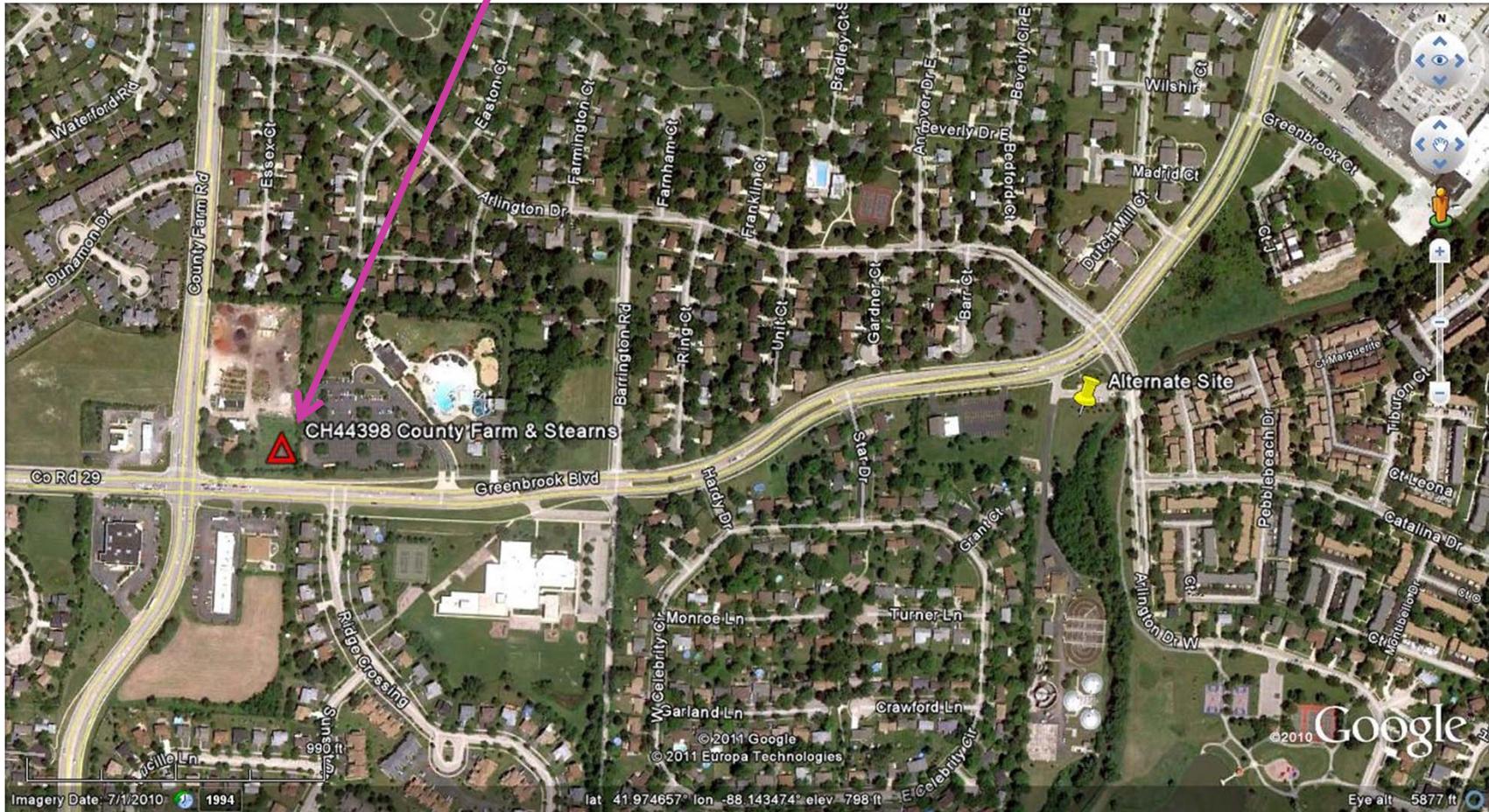
10975 Kinsman Road  
Newbury, OH 44065  
Phone (440) 564-5484 ♦ Fax (440) 564-5489

# Exhibit 3

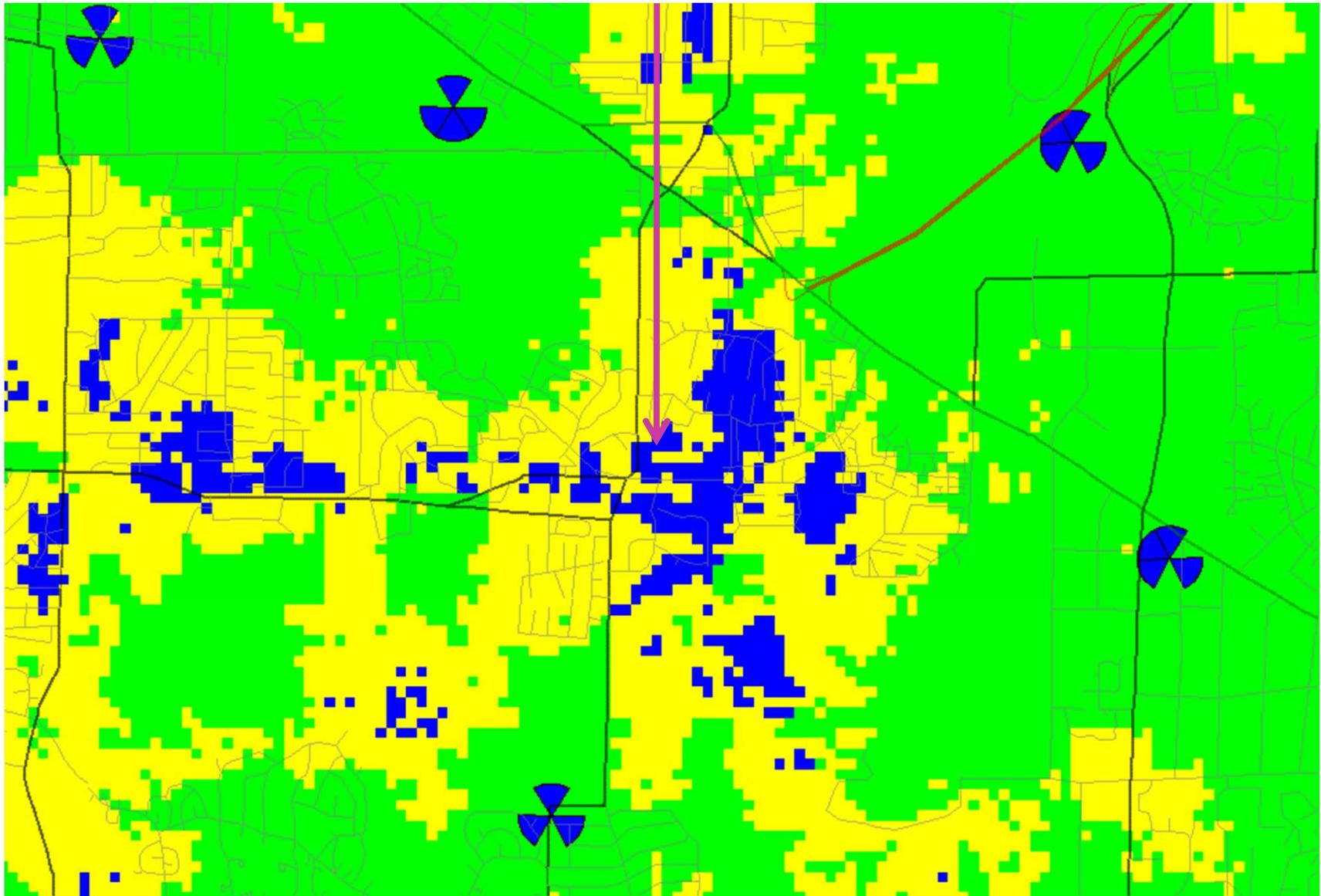
## Proposed Cell Tower at 1700 Greenbrook Blvd



# CH44398K Surrounding Area

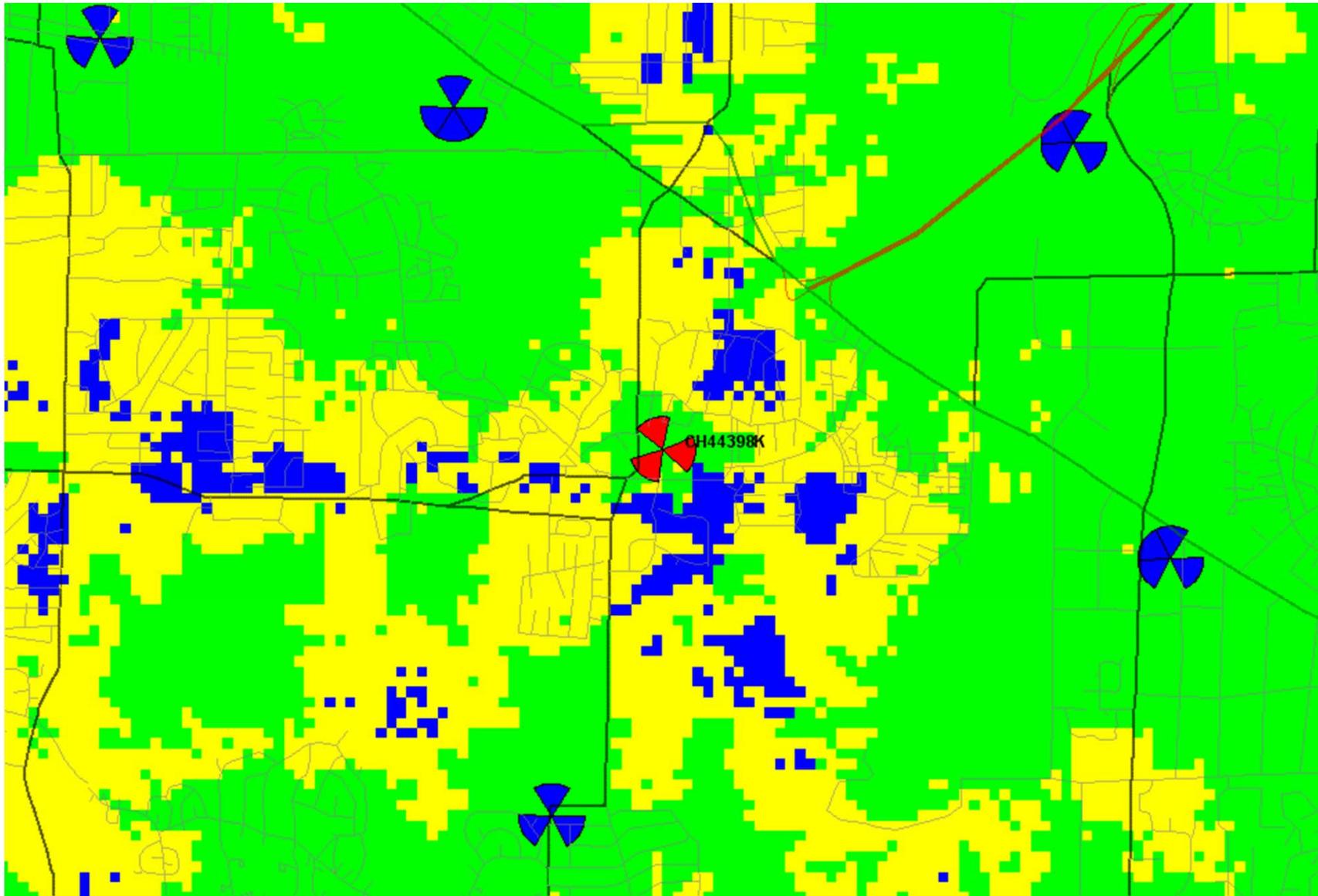


# Existing Coverage Near CH44398K (1700 Greenbrook)



Legend: Coverage Strength  
Green – Standard Coverage for on-street, in-vehicle, in-building  
Yellow – Undependable in-vehicle coverage, no in-building coverage  
Blue – No Coverage, no in-building coverage

# Proposed Coverage CH44398K Hanover Park @ 45'



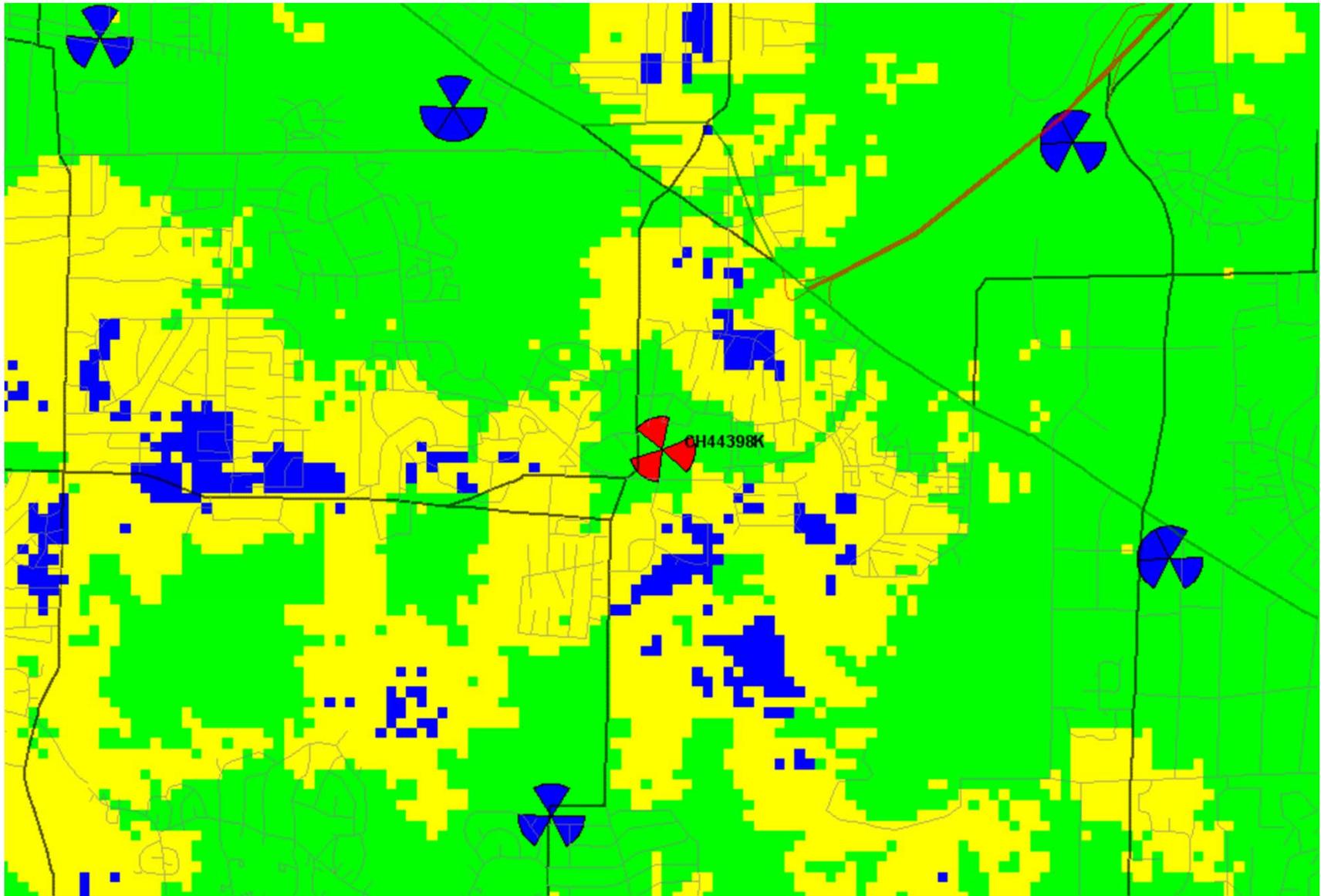
Legend: Coverage Strength

Green – Standard Coverage for on-street, in-vehicle, in-building

Yellow – Undependable in-vehicle coverage, no in-building coverage

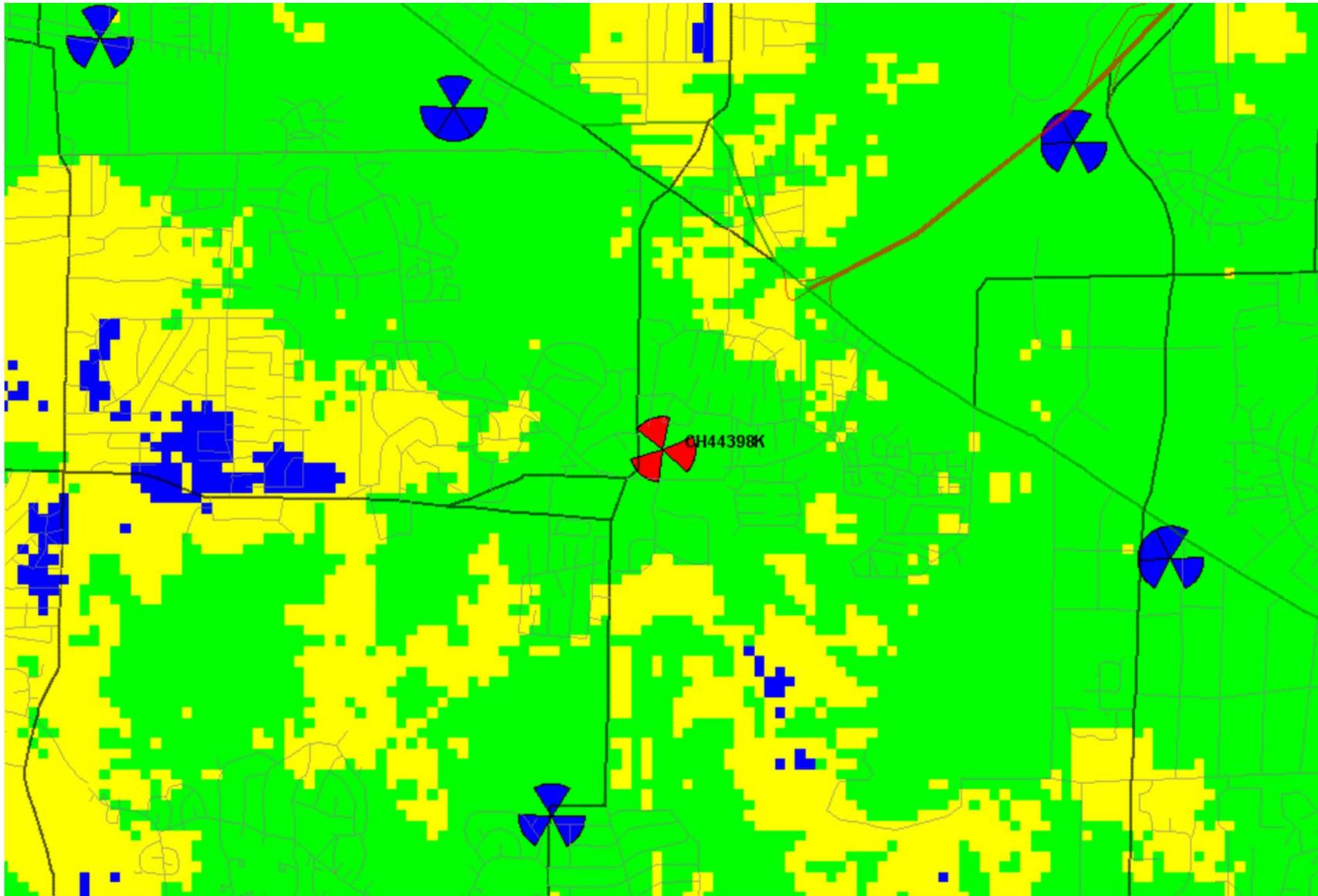
Blue – No Coverage, no in-building coverage

# Proposed Coverage CH44398K Hanover Park @ 55'



Legend: Coverage Strength  
Green – Standard Coverage for on-street, in-vehicle, in-building  
Yellow – Undependable in-vehicle coverage, no in-building coverage  
Blue – No Coverage, no in-building coverage

# Proposed Coverage CH44398K Hanover Park @ 85'



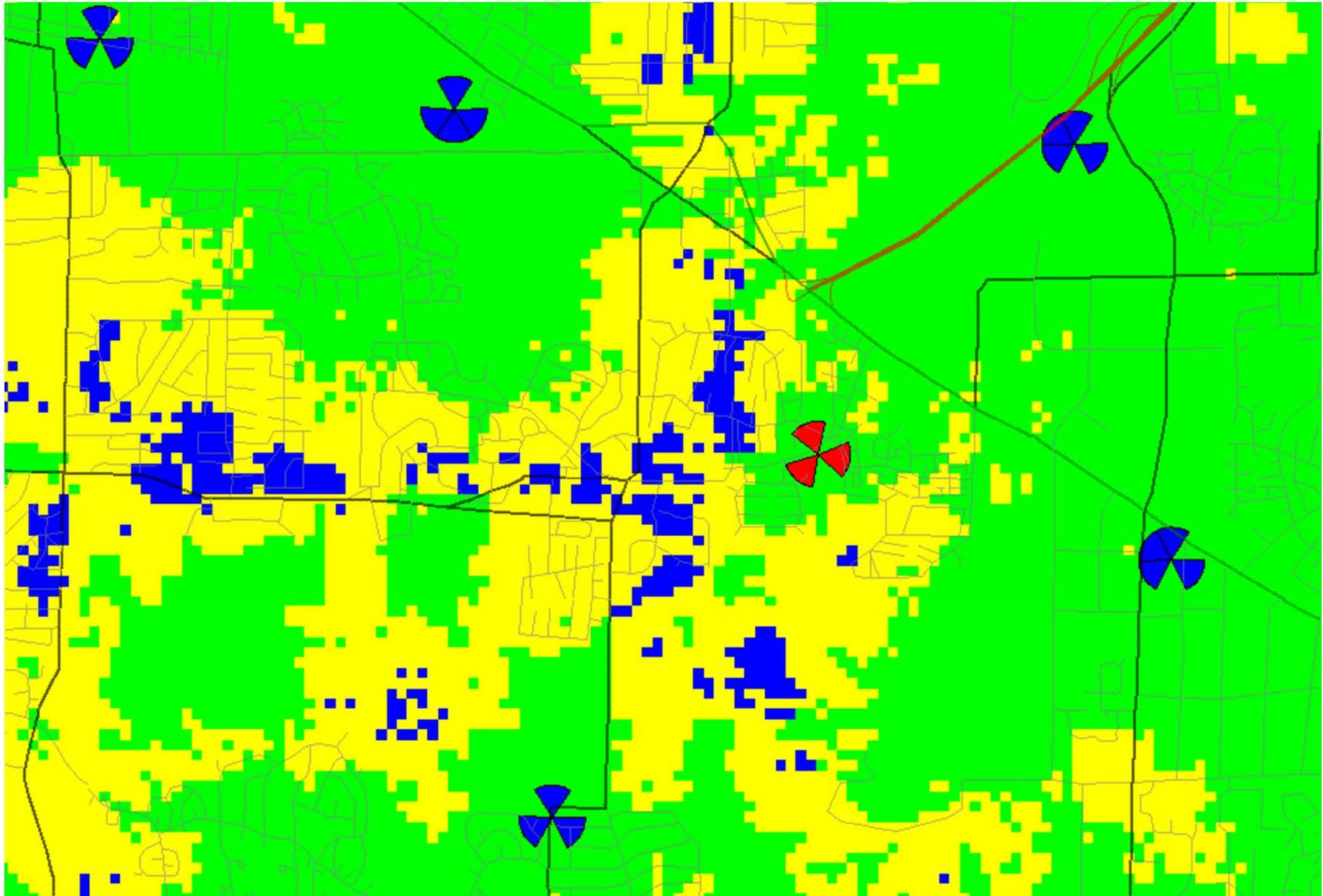
Legend: Coverage Strength

Green – Standard Coverage for on-street, in-vehicle, in-building

Yellow – Undependable in-vehicle coverage, no in-building coverage

Blue – No Coverage, no in-building coverage

# Proposed Coverage Village Property @ 55' (Alternate Location)



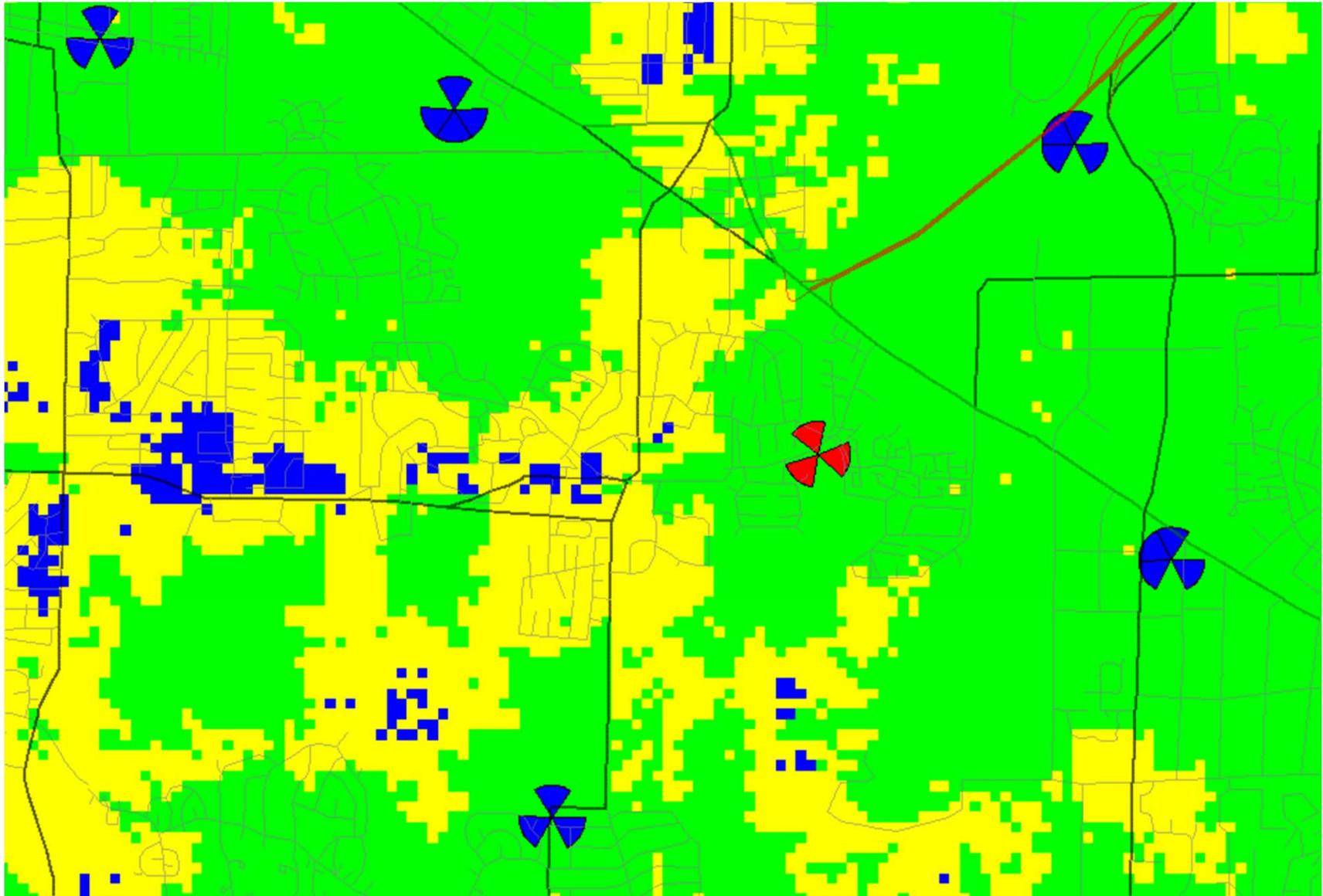
Legend: Coverage Strength

Green – Standard Coverage for on-street, in-vehicle, in-building

Yellow – Undependable in-vehicle coverage, no in-building coverage

Blue – No Coverage, no in-building coverage

# Proposed Coverage Village Property @ 85' (Alternate Location)



Legend: Coverage Strength

Green – Standard Coverage for on-street, in-vehicle, in-building

Yellow – Undependable in-vehicle coverage, no in-building coverage

Blue – No Coverage, no in-building coverage

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**1700 GREENBROOK BOULEVARD**  
**SPECIAL USE AMENDMENT**

**I. Subject**

A request by Derek McGrew, associate of T-Mobile, (applicant) on behalf the Hanover Park Park District (property owner) for a Special Use Amendment from the Village of Hanover Park Zoning Ordinance to allow a wireless communications facility (non-Village-owned facility) at 1700 Greenbrook Boulevard in accordance with Section 110-5.4.3.f.

- Special Use from Section 110-5.4.3.f

**II. Findings**

On April 14, 2011 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the special use amendment. Four objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the Special Use Amendment request:

**A. Public Health, Safety, and Welfare**

The proposed use will not negatively impact the public health, safety or welfare of the community.

**B. Surrounding Property Use and Value**

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. A majority of the surrounding properties are developed and have compatible residential, commercial, and institutional uses.

**C. Conformance with Comprehensive Plan**

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The Comprehensive Plan designates this parcel for park and open space uses and calls for Village support of telecommunications facilities.

**D. Development and Improvement of Surrounding Property**

The proposed development will not impede the normal and orderly development and improvement of surrounding property. No exterior alterations to the property are proposed. All adjacent parcels have either already been developed or are to be developed in the future with compatible uses.

#### **E. Utilities, Access Roads, and Drainage**

All utilities are installed in accordance with subdivision and engineering regulations. Existing access roads will be utilized. Access roads have been designed to provide safe and efficient on-site traffic flow.

#### **F. Ingress and Egress to Public Streets**

Ingress and egress to the site is provided from a curb cut along Greenbrook Boulevard, allowing full access.

#### **G. Conformance with Zoning Restrictions**

The property is zoned R-2 Single Family Residential. The petitioner is requesting approval of a special use amendment to allow for a non-Village-owned facility (wireless telecommunications facility), as permitted by Section 110-5.9.3.1. The proposed use complies with all other applicable zoning regulations.

#### **H. Minimization of Adverse Effects**

The site plan has been designed to minimize potential adverse impacts to surrounding properties. Surrounding residential, institutional, and commercial uses are compatible with the proposed non-Village-owned facility special use and will not experience any adverse impact.

### **III. Recommendations**

Accordingly, by a vote of \_\_ to \_\_, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses generally depicted on the site plans and elevations prepared June 7, 2011 by Ramaker & Associates, Inc.
2. The applicant shall maintain all new landscaping to be installed and all existing landscaping, as depicted on the site plan prepared June 7, 2011 by Ramaker and Associates, Inc.
3. No signs are approved as part of this request.
4. No outdoor display, sales, or storage of materials is permitted on this site.
5. Additional wireless carriers must be permitted to place equipment on the tower, as space and technical requirements allow.
6. If the flag pole model of tower is used, an American flag must be flown on the pole at all times during daytime hours. If the flag is flown at night, it must be lit in conformance with standard practices.

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**1700 GREENBROOK BOULEVARD**  
**ANTENNA HEIGHT VARIATION**

**I. Subject**

Consideration of a request by Derek McGrew, associate of T-Mobile, (applicant) on behalf the Hanover Park Park District (property owner) for a Variance from the Village of Hanover Park Zoning Ordinance to allow a 30 foot variance from the maximum 60 foot antenna height at 1700 Greenbrook Boulevard in accordance with Section 110-4.7.7.b.

- Variance from Section 110-4.7.7.b

**II. Findings**

On April 14, 2011, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the variance. Four objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the variance request:

**A. Unique Circumstances**

The unique circumstances related to the Applicants proposed request are:

1. A wireless telecommunications facility is a unique use in which the physical location has a direct impact upon the operation of such use and the ability of the business to successfully function.
2. The height of such wireless telecommunications facility has an impact upon the level of service such facility may provide.

**B. Essential Character**

Approval of the variance request will not alter the essential character of the locality and is consistent with the Comprehensive Plan. The surrounding properties to the north and east are zoned R-2 Single Family Residential. To the south, properties are zoned R-4 Multifamily Residential, with residential and institutional uses. To the west, properties are located within the Village of Bartlett and have commercial uses. The proposed use will be sufficiently setback from surrounding properties and screened by landscaping. The Comprehensive Plan designates this property for park and open space use.

## **C. Additional Considerations**

### **1. Surrounding Topographical Conditions**

There are no unique topographic conditions.

### **2. General Applicability**

The conditions upon which this variation request is based will not be generally applicable to other properties within the zoning district.

### **3. Economic Return**

There is likely to be a greater impact on economic return based on the variation request because of the revenue that will be provided to the property owner from the applicant for use of the site. The improvements will provide a higher level of service to the applicant's clients, but no additional profit to the property owner, as they are a non-profit organization.

### **4. Cause of Hardship**

Due to the nature of their business, wireless carriers must locate equipment in particular areas in order to provide sufficient wireless service in these areas. After careful consideration, the property has been determined to be the most appropriate for the equipment. The site provides the greatest amount of setback from neighboring properties. Additionally, due to the nature of the equipment, additional height is required to provide service to the entire area. If requested height is not granted, applicant may be required to install additional wireless towers to provide service in the area.

### **5. Public Welfare**

Granting the requested variation will not be detrimental to the public welfare or unduly injurious to neighboring properties.

### **6. Public Safety, Property Values**

Approval of the requested variation will not likely endanger the public safety, or impact property values within the general area.

### **III. Recommendations**

Accordingly, by a vote of \_\_\_ to \_\_\_, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses generally depicted on the site plans and elevations prepared June 7, 2011 by Ramaker & Associates, Inc.
2. The applicant shall maintain all new landscaping to be installed and all existing landscaping, as depicted on the site plan prepared June 7, 2011 by Ramaker and Associates, Inc.
3. No signs are approved as part of this request.
4. No outdoor display, sales, or storage of materials is permitted on this site.
5. Additional wireless carriers must be permitted to place equipment on the tower, as space and technical requirements allow.
6. If the flag pole model of tower is used, an American flag must be flown on the pole at all times during daytime hours. If the flag is flown at night, it must be lit in conformance with standard practices.



Village of Hanover Park  
Community Development Department

INTEROFFICE MEMORANDUM

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**TO:** Chairman Bakes and members of the Development Commission

**FROM:** Patrick Grill, Community Development Director  
Katie Bowman, Village Planner

**SUBJECT:** Zoning Code text amendment to permit one shed, not exceeding 400 square feet in area, in the R Residence District

**ACTION REQUESTED:**  Approval  Disapproval  Information

**MEETING DATE:** July 14, 2011

---

**REQUEST SUMMARY:**

The following request is scheduled for Development Commission review at 7:00 p.m. on July 14, 2011 in Room 214 of the Municipal Building, 2121 West Lake Street:

Text amendment to the Zoning Ordinance to permit one shed and/or storage building, not exceeding 400 square feet in area, in the R Single-Family Detached Residence District, to include:

- Amendment to Section 110-6.1.2.g – Permitted accessory buildings, structures and uses in required yards
- Amendment to Section 110-6.6.1.m – Allowable accessory uses and structures in residential districts

*Staff recommends approval of the text amendment.*

**BACKGROUND/DISCUSSION**

Based upon feedback from residents, staff recommends the amendment of accessory structure regulations related to the maximum permitted size of a residential shed. Current regulations do not distinguish between the different characteristics and sizes of the Village’s residential districts. As such, the 150 square foot size limitation has a different impact in different districts.

Currently, one shed is permitted by right as an accessory use in all residential zoning districts. The shed or storage building is to be for garden equipment and household items. Such shed may be between 25 and 150 square feet in size and may be located within the rear or side yards. Required setbacks are 5 feet to the side, 10 feet to the rear, and 30 feet to the corner side; the shed may be located adjacent to the home.

This discrepancy particularly exists in the R Single-Family Residence district, which is distinct in the Village. Currently, the only R district in the Village is the Hanoverian Estates neighborhood, located southwest of Schick and Morton Roads (See Exhibit 1). Lots in this district must be large, with low lot coverage of 20%. Their required lot size of 40,000 square feet is four times as large as the next largest lot requirement of 10,000 square feet in the R-1 Single-Family Residential district. As such, a 150 square foot accessory structure has a disproportionately smaller impact upon the character and density of a lot than it does on any of the other zoning districts (See Table 1 and Exhibit 2).

<b>Table 1 - Residential Lot Coverage</b>			
<b>District</b>	<b>Min. Lot Size (square feet)</b>	<b>Max. Lot Coverage</b>	<b>150 sf Shed Lot Coverage</b>
R – Single-Family	40,000	20%	0.38%
R-1 – Single-Family	10,000	35%	1.50%
R-2 – Single-Family	7,735	35%	1.94%
R-3 – Two-Family	7,735	35%	1.94%
R-4 – Multi-Family	6,050	50%	2.47%
H - Historic	none	n/a	n/a

Staff feels that a larger accessory structure may be permitted within the R district without significant impact. The proposed 400 square foot size would have a 1.0% lot coverage in the R district, more closely related to the other zoning districts. This size would allow for the storage of large yard equipment, such as a riding lawn mower, but be smaller than the maximum detached garage size of 720 square feet (permitted in all residential districts).

**RECOMMENDATION**

Staff recommends approval of the request for a text amendment to permit one shed and/or storage building, not exceeding 400 square feet in area, in the R Single-Family Detached Residence District.

The following amendments to the Zoning Ordinance are recommended:

Addition of details to Section 110-6.1.2.g, permitted accessory buildings, structures and uses in required yards:

“Sheds and storage buildings:

For garden equipment and household items as accessory to dwellings, buildings, and structures, not less than 25 square feet nor exceeding 150 square feet in area.

\*\*\*

*Sheds and storage buildings not less than 25 square feet nor exceeding 400 square feet in area may be permitted within the R Single-Family Detached Residence District.*

\*\*\*

Noncorroding, nondecaying, plastic storage bins less than 25 square feet in area do not require a building permit and that not more than 2 such bins per lot shall be allowed. (See Section 110-6.6.3.)”

Addition of details to Section 110-6.6.1.m, allowable accessory uses and structures in residential districts:

“m. Sheds and/or storage buildings for garden equipment and household items as accessory to dwellings, not exceeding 150 square feet in area, one per lot.

\*\*\*

*One shed and/or storage building not exceeding 400 square feet in area may be permitted per lot in the R Single-Family Detached Residence District.”*

## **ATTACHMENTS**

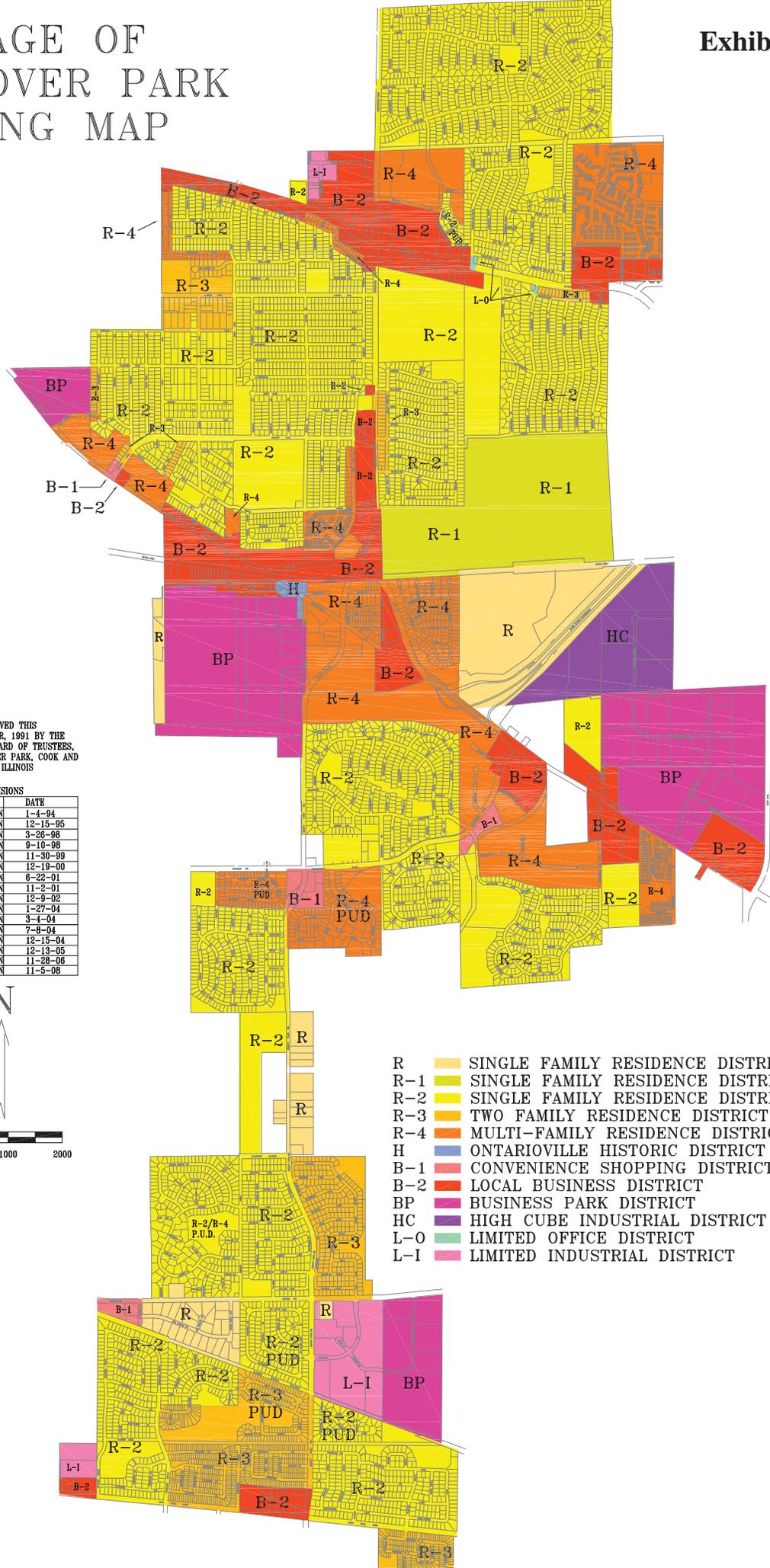
Exhibit 1 – Zoning Map

Exhibit 2 – Shed Size Diagram

Exhibit 3 – Draft Findings of Fact

# VILLAGE OF HANOVER PARK ZONING MAP

Exhibit 1



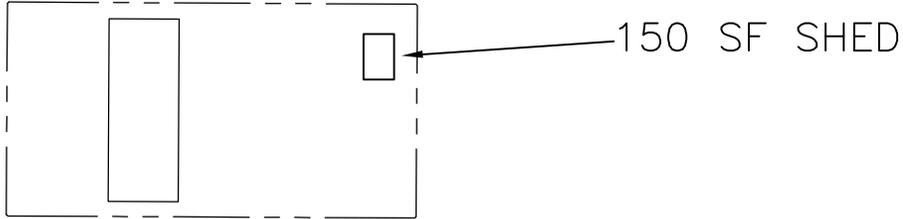
PASSED AND APPROVED THIS  
17 DAY OF OCTOBER, 1991 BY THE  
PRESIDENT AND BOARD OF TRUSTEES,  
VILLAGE OF HANOVER PARK, COOK AND  
DUPAGE COUNTIES, ILLINOIS

REVISIONS	
BY	DATE
WILLIAM BECKMAN	1-4-94
WILLIAM BECKMAN	12-15-95
WILLIAM BECKMAN	3-28-98
WILLIAM BECKMAN	9-10-99
WILLIAM BECKMAN	11-30-99
WILLIAM BECKMAN	12-19-00
WILLIAM BECKMAN	6-22-01
WILLIAM BECKMAN	11-2-01
WILLIAM BECKMAN	12-9-02
WILLIAM BECKMAN	1-27-04
WILLIAM BECKMAN	3-4-04
WILLIAM BECKMAN	7-9-04
WILLIAM BECKMAN	12-15-04
WILLIAM BECKMAN	12-13-05
WILLIAM BECKMAN	11-28-06
WILLIAM BECKMAN	11-5-08

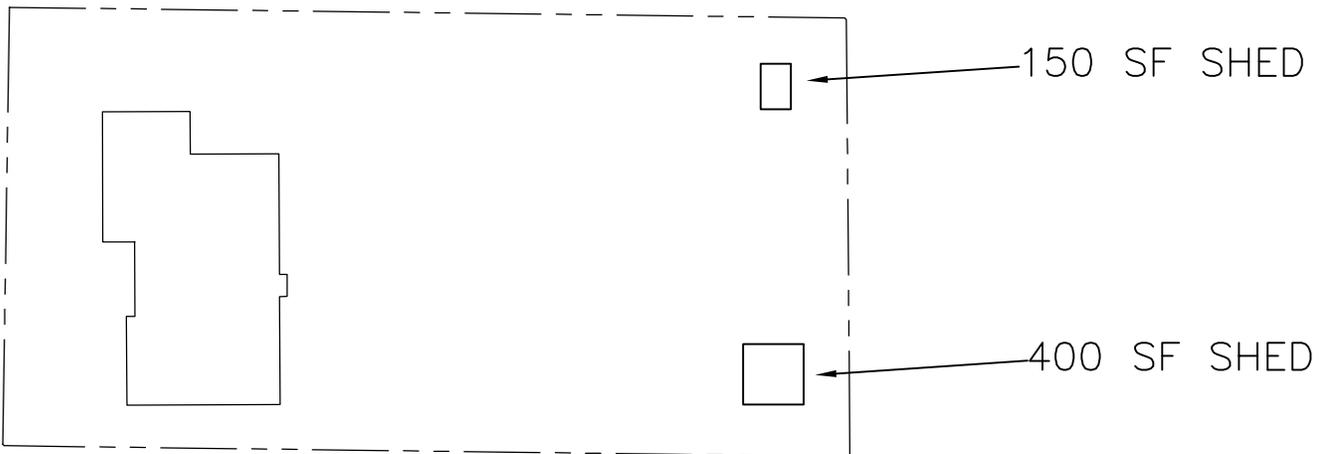


- R SINGLE FAMILY RESIDENCE DISTRICT
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 TWO FAMILY RESIDENCE DISTRICT
- R-4 MULTI-FAMILY RESIDENCE DISTRICT
- H ONTARIOVILLE HISTORIC DISTRICT
- B-1 CONVENIENCE SHOPPING DISTRICT
- B-2 LOCAL BUSINESS DISTRICT
- BP BUSINESS PARK DISTRICT
- HC HIGH CUBE INDUSTRIAL DISTRICT
- L-0 LIMITED OFFICE DISTRICT
- L-1 LIMITED INDUSTRIAL DISTRICT

TYPICAL R2 LOT, 9400 SF



TYPICAL R LOT, 39,870 SF



**DEVELOPMENT COMMISSION**  
**FINDINGS OF FACT**  
**TEXT AMENDMENT**  
**SHED SIZE IN R DISTRICT**

**I. Subject**

Consideration of a request by the Village of Hanover Park for a text amendment to permit one shed and/or storage building, not exceeding 400 square feet in area, in the R Single-Family Detached Residence District. Specifically, the following items are requested:

- Amendment to Section 110-6.1.2.g – Permitted accessory buildings, structures and uses in required yards
- Amendment to Section 110-6.6.1.m – Allowable accessory uses and structures in residential districts

**II. Findings**

On July 14, 2011 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the text amendment \_\_\_\_ objectors appeared and \_\_\_\_\_ written objections were filed.

The Development Commission has made the following findings regarding the text amendment request:

**Conformance with Comprehensive Plan**

Approval of the text amendment is in conformance with the Comprehensive Plan. Amended shed regulations will promote the vision of the Village to develop strong neighborhoods by promoting housing reinvestment in established neighborhoods.

**Public Interest**

The text amendment is in the public interest and is not solely for the interest of the applicant. Due to the uniquely large dwelling lots in the R Single-Family Detached Residence District, larger sheds will not have undue impact upon neighboring properties.

**Necessity of Amendment**

The amendment is necessary due to certain vagaries that exist in the current Zoning Ordinance. Amended shed regulations will better balance the impact of shed size limitations across residential zoning districts.

**III. Recommendations**

Accordingly, by a vote of \_\_ to \_\_, the Development Commission recommends approval of the request.