



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, August 13, 2015 7:00 p.m.

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called meeting to order at 7:04 p.m.

PRESENT: Commissioners: James Aird, Arthur Berthelot, Gary Rasmussen, Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Scot Neil, Patrick Watkins, Co-Chair Mark Mercier, Parthiv Patel

ALSO PRESENT: Director Shubhra Govind, Village Planner Katie Bowman, Trustee Herb Porter, Secretary Kathleen Arnold, Scott Richmond (applicant) 2000 McDonald Road, South Elgin, IL 60177, 847.695.2400, David Ziegler, 215 N. Spring Street, Elgin, IL 60120, 847.741.8330, Rob Witwicki, 1860 Army Trail Road, Hanover Park, IL 60133, 847.217.3376

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of June 30, 2015.

Motion by Commissioner Berthelot to approve the Minutes of June 30, 2015, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.



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Motion Carried: Approved the Minutes of June 30, 2015.

6. ACTION ITEMS:

6-a. Public Hearing to consider a request by Scott Richmond (applicant) on behalf of Z Investments, LLC (property owner) for a Subdivision to subdivide one lot into two, and an amendment to the Planned Unit Development, which will include variations from the requirements for minimum 1 acre lot size, 75% lot coverage, and number of parking spaces, located at 1850 and 1860 Army Trial Road, Lot 5 of the Sandpiper Court Center Subdivision.

Chairperson Wachsmuth: Entertained a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Director of Community & Economic Development Govind presented a PowerPoint presentation and summary of the request before the Commission. Presented location of subject property, zoning history, land use and current zoning, and Staff Analysis to the Commission.

The Public Notice was published in the *Daily Herald* on July 29, 2015.

Chairperson Wachsmuth invited any attendees up to the podium to speak on this subject:

Sworn in: Scott Richmond (applicant) 2000 McDonald Road, South Elgin, IL. 60177

Scott Richmond presented his client's, David Ziegler, Z Investments LLC, request for a Subdivision to subdivide one lot into two, and amendment to the Planned Unit Development. He explained that having two separate lots would make selling the Wendy's old building easier. The closing of the Wendy's has created a hardship to Jiffy Lube due to less traffic flow. The two areas are already set up separately for tax purposes. Allowing this request will bring further economic development to Hanover Park.

Commissioner Aird questioned the shared agreement for use of the parking spaces and garbage container if the new buyer does not comply what recourse is available. If any issues do arise such as employees from one business parking in



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spaces allocated to the other business, how will this be enforced?

Scott Richmond responded that the agreement will be recorded with the property title and buyer would have been giving full notice. This would provide the courts with enforcement rights if new buyer chooses not to comply. Attorney Richmond also noted that this has not been an issue for over 20 years.

Chairperson Wachsmuth Questioned if we have a similar arrangement in Hanover Park.

Commissioner Rasmussen Questioned how the shared parking and easement affected the maintenance of the property for routine maintenance such as sealcoating and curb repair.

Sworn in: Robert Witwicki (Jiffy Lube Manager) 1860 Army Trail Road, Hanover Park, IL. 60133.

Robert Witwicki responded that Jiffy Lube appreciates your concerns. The ten years he has been managing the Jiffy Lube, they have not had any issues sharing the trash area as they have separate garbage dumpsters. Parking has also never been an issue and they take care of the maintenance for their space.

Commissioner Berthelot no questions or comments.

Chairperson Wachsmuth took time to visit the property and noted that there is an access road along the back of the property which allows ease of use for the dumpsters. She also observed a large area for parking in front for shoppers, so she does not feel parking would be an issue. She questioned if the request to share parking could be dropped? Noted it is not a rare request to have a shared parking agreement between commercial properties. She also questioned if the pylon signs have been addressed?

Village Planner Bowman responded that they need to come up to code if they change the signs. Both are part of the Planned Unit Development, like for Menard's the request from Physician's Immediate Care, the Planned Unit Development states the sign will be shared, so she feels it will not cause a sign issue.

Chairperson Wachsmuth entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen. Voice Vote:



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All AYES.
Motion Carried: Public Hearing Closed.

Village Planner Bowman presented the Draft Findings of Fact and recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES:	Commissioners:	Aird, Rasmussen, Berthelot, Chairperson Wachsmuth
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Watkins, Neil, Parthiv Patel, Co- Chair Mercier

Motion Carried. Recommend approval to the Village Board.

Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for a subdivision of one lot into two, under Section 90-64g, and an amendment to the Planned Unit Development, which will include variations from the requirements for minimum 1 acre lot size, 75% lot coverage, and number of parking spaces, from Section 110.4.6.7.b as approved in the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to recommend approval of a subdivision and amendment to the Planned Unit Development and forward to the Village Board for their consideration, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES:	Commissioners:	Aird, Rasmussen, Berthelot, Chairperson Wachsmuth
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Watkins, Neil, Parthiv Patel, Co- Chair Mercier

Motion Carried. Recommend approval.

7. TOWNHALL SESSION: None.



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8. OLD BUSINESS (NON-ACTION ITEMS):

Commissioner Berthelot read a prepared statement to commission.

See attached Exhibit 1.

A discussion took place and the consensus was to keep comments to the issues being discussed and not to add comments of a political nature not related to the issue presented to the commission.

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Director of Community & Economic Development Shubhra Govind and Village Planner Katie Bowman provided the following updates:

1. **Board Meeting** – 7465 Barrington Road, Mattress Firm approved.
2. **Daycare Center** – 4475 Turnberry Drive, permits have been issued.
3. **Church Street Station** – 1744 Lake Street has a new business, Supercuts.
4. **Ribbon Cuttings** – County Farm Liquor's at 5561 County Farm Road, July 31st and La Authentica Michoacana at 2380 Walnut Avenue, July 29th.
5. **Gas Station** – located at Jensen Blvd/Irving Park Road has signed a lease and will start operating shortly.
6. **Homes for a Changing Region** – at the September 3rd Village Board Meeting the findings of the study will be presented.

10. ADJOURNMENT:

Motion by Commissioner Berthelot, seconded by Commissioner Aird.

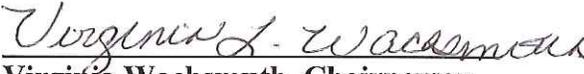
Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 8:01 p.m.

Recorded and Transcribed by:


Kathleen Arnold, Secretary
this 13th day of August, 2015


Virginia Wachsmuth, Chairperson