



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

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

**Thursday, November 10, 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 Robert Hain as a full voting member of the Commission for this meeting.**

**PRESENT:** Commissioners: Arthur Berthelot, Robert Hain  
Philip McBride, Mark Mercier, Virginia  
Wachsmuth, Patrick Watkins, Chairman  
Jeffrey Bakes

**ABSENT:** Commissioners: Scot Neil, Roy Pouse, Patrick Watkins  
**ALSO PRESENT:** Trustee Ed Zimel, Jr., Community  
Development Director Patrick Grill, Village  
Planner Katie Bowman, Permit Coordinator  
Maria Melendez

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept the 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 October 13, 2011.

**This Item moved to the meeting of December 8, 2011.**

**ACTION ITEMS:**

**Opened the Public Hearing**

**6-a. Public Hearing:** Consider a request by Firestone Complete Auto Care (applicant) on behalf of Surinder Jain (property owner) for a Variance from the Village of Hanover Park Sign Code (Municipal Code, Chapter 6, Advertising) to permit the location of an off-premise sign within 500 feet of the premise, to be located at 1916-2040 Army Trail Road, (Sandpiper Court Shopping Center) Hanover Park, Illinois. (Item 6-a. removed from the 10/13/11 Agenda at the request of the Applicant.)

**Village Planner Bowman** stated the application was properly published on October 24, 2011 and presented the applicant's request. Green Cards presented.

**Chairman Bakes** sworn in Applicant Gregory J. Ellis, 18 Executive Court, South Barrington. Mr. Ellis emphasized the reasoning of Firestone Complete Auto Care's request for their variance to the Village Sign Code.

**Commissioner Bakes** turned the meeting over to the Commissioners for questions.

**Commissioner Mercier** asked for clarification of this request and why it is necessary to enlarge the existing sign?

**Mr. Ellis** stated adding wording to the existing sign would not present sufficient space or readability to the sign's current size - 3' x 8' and 25' up from the ground. This request is consistent with the franchise's existing signage. Their hardship is that the building is 310' away from Army Trail Road making it difficult to view, thus this request for a sign off Army Trail Road like the existing tenants.

**Commissioner Watkins** – No questions.

**Commissioner Wachsmuth** – Understands Firestone's reasoning for their request.

**Commissioner Hain** – Understands Firestone's reasoning for their request.

**Commissioner Berthelot** – Understands Firestone's reasoning for their request.

**Commissioner McBride** – No questions.

**Chairman Bakes** – Hopes a sign of this nature will encourage the other businesses to remove their pole signs in this area.

**Village Planner Bowman** presented the Draft Findings of Fact.

**No questions or comments were presented by the audience.**

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

Motion by Commissioner Wachsmuth to approve the Draft Findings of Fact, seconded by Commissioner Watkins.

**Roll Call Vote:**

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

**Motion Carried:** Approved Draft Findings of Fact.

**Chairman Bakes** entertained a Motion to Approve the application by Firestone Complete Auto pursuant to the Draft Findings of Fact.

Motion by Commissioner McBride to approve the Variance to the Village Sign Code, seconded by Commissioner Wachsmuth.

**Roll Call Vote:**

AYES: Commissioners: Berthelot, Hain, McBride, Wachsmuth, Watkins, Chairman Bakes  
NAYS: Commissioner: Mercier.  
ABSENT: Commissioners: Neil, Pouse

**Motion Carried:** Approved a Variance to the Village of Hanover Park Sign Code.

**Chairman Bakes** closed the Public Hearing.

**6-b. Request to Approve:** 2012 Development Commission Meeting Schedule.

Voice vote.  
All AYES.

**Motion Carried:** Approved the 2012 Development Commission Meeting Schedule.

**7. TOWNHALL SESSION:** None.

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. Discussion:** Pre-application meeting regarding Planned-Unit Development at 900 Irving Park Road to include 180 independent senior living residences and three commercial parcels.

**Village Planner Bowman** presented a pre-application for a planned unit development. This proposal is for a 180 bedroom Senior housing, age-restricted facility, of one-bedroom units with three commercial lots in front. A portion of the units will be for low income and veteran residents.

This proposal encompasses a plat of subdivision, rezoning of the back portion of the property from B2 Local Business District to R4 Multi-Family Residential and a Comprehensive Plan update. R4 density is a maximum of 12 units an acre and this proposal is 19 units an acre. The proposed height is within range and parking provided would be 1.55 spaces per unit for a total of over 250 parking spaces with an additional 54 spaces to be land banked.

Our Zoning Code does not address Independent Senior Housing, but does include general multi-family requiring three spaces per unit. Comparable site regulations in other communities, and the parking study submitted require anywhere from one to 1.5 to 2 spaces per multi-family unit being standard. Some communities specify senior housing having as low as .6 spaces per unit.

This pre-application is requesting a waiver to the local amendments of the Village building code and has been reviewed by the staff committee of Department Heads who, in general, found the proposed uses to be acceptable. However, Fire Department staff does not find the building code waiver to be acceptable.

**Pre-Application Team** is before this Commission to obtain comments of the development proposals and PUD.

**Mark Neuman**, Board Member of Northwest Housing Partnership, the proposed owner of the Senior Housing and the contract purchaser.

**Doug Blocker**, Senior Development Coordinator for Hartz Construction Company. Hartz will provide expertise and knowledge as co-developer and general contractor.

**Bill Schwarz**, Architect with Schwarz, Louis Design Group. Mr. Schwarz has done the concept design work for this project.

**Mr. Neuman** – Northwest Housing Partnership in a not-for-profit corporation

with offices in Schaumburg, IL. Their objective is to operate apartments for the benefit of seniors with an affordable component of at least 20% of the apartments. They are concerned about construction costs and financing. Their primary reason for seeking relief from the amendments to the building code is to ensure safe buildings and financial feasibility.

The entire site plan is 11.5 acres. Under the redevelopment plan, the existing “Old Menards” building would be removed and a retention pond would be created in the center of the site that would serve the entire residential portion as well as commercial portion. This would be configured as a PUD. Approximately nine acres would include the four, three-story residential buildings. There would be three out lots on the remainder of the property.

**Doug Blocker** – As co-developer and general contractor, he noted there will be a common use building, approximately 8000 to 8400 sf. The building will include an office for the Property Manager and a common use room for residents. All the buildings will be interconnected with sidewalks and a walking path surrounding the retention pond.

Traffic consultant KLOA projects there be a peak demand of .59 parking spaces per dwelling unit. They also surveyed four independent living communities in the Chicago area and found the average parking rate on a weekday is .39 parking spaces per unit and on Saturday the average rate is 0.32 parking spaces per unit. Based on this information, they are comfortable with the number of parking spaces they are proposing.

To make this project feasible there is a need for a waiver for amendments to the Village building code. The amendments require two-hour masonry construction of the concrete construction of the exterior walls, barring walls, unit separation, quarter doors and floors. It also requires a full NFPA sprinkler system. We estimate that these amendments will add approximately 4.5 million dollars to the project for the four units.

**Bill Schwarz** – Provided the Commission with an illustration of a three story elevation of affordable senior housing.

The Village amendments require this building be constructed of concrete, precast structure supported on masonry walls and that all walls between the units be masonry and quarter walls. We estimate the cost would be \$22 sf extra to go to masonry and precast versus a wood frame building.

**Chief Haigh** - The Fire Department opposes the waiver of the Code. The Village no longer allows a building of this size and use to be built out of wood frame combustible components. The 2006 Code Amendment was adopted unanimously by the Village Board to move from the minimum standard and strengthen that requirement. We believe that it continues to be the appropriate standard for this project.

The second aspect of the waiver request is related to sprinkler systems. The Village requires a NFPA 13 sprinkler system, which provides protection in combustible areas such as open-web truss floor systems to extinguish the fire. However, in this request, the developer has asked that we reduce to a NFPA 13R code which is a sprinkler system designed for residential. That standard is not designed to extinguish the fire, but to lengthen the time of evacuation.

The Fire Department does not find a NFPA 13R sprinkler system to be acceptable, particularly as there will be an elderly population that already has a difficult time with evacuation.

**Chief Haigh** provided photos to the Commission regarding open-web truss floor design.

**Chairman Bakes** turns to the Commissioners for questions.

**Commissioner Hain** – Directs a question to Chief Haigh. Are there any recommendations that you could give this pre-application team that you would approve?

**Chief Haigh** – We would consider any structural design that would meet the same time requirements and the same structural stability of our Code.

**Commissioner Berthelot** – Building appearance. Concerned about air conditioning units being visible on the outside of each unit, roofline and landscaping.

The building will be using Magic Vac units stored in a closet with an outside grill. It provides both heat and air conditioning. The roofline will be a single level on each building. Landscaping will be in conformance with Village Code.

**Mr. Neuerman** - The typical use of the three out lots would be rear loaded, some medical and complimentary uses of the senior housing.

**Commission McBride** – Questioned the sprinkler system and voiced his concerns in not including sprinklers within the flooring. He stated his support with the Fire Department.

**Commissioner Mercier** - Questioned transportation needs. Questioned the building code construction. Are we trading off safety for a lousy economy? Questioned the sprinkler system.

**Mr. Neuman** stated the community provides a shuttle bus for residents, and in this economy, monies are not as readily available for financing this project.

**Chief Haigh** – From the Village’s prospective of fire concerns we do not want a NFPA 13R hour sprinkler system. If it is going to be sprinklered we want it fully sprinklered. The other aspect is whether or not we would move from masonry to some other type of building material.

**Commissioner Watkins** – Supports this location use and stated the dramatic difference in the 13 vs 13R sprinkler. He is more interested in quality design and using NFPA 13 sprinklers being flexible regarding the construction material.

**Commissioner Wachsmuth** – Where would the parking land bank be? She believes that a huge parking problem exists for the community in this area. Is the out lot parking included in the parking ratio of senior community? Concerned with water retention and evacuation time.

Is this a TIF district? Can monies be obtained through a TIF?

**Mr. Neuman** - The parking land bank would be located west, and out lots will provide their own parking.

**Director Grill** – The Village is considering a TIF. An evaluation will wait until January 2012. It is conceivable there could be some eligible costs that could generate a Redevelopment Agreement and lower some of costs.

**Chairman Bakes** – Likes the concept and the location and supports the Fire Chief 100%. He suggested the pre-application team come back with an alternate type of material.

**Director Grill** – Because this is going to come in as a PUD, we will have an opportunity to place certain restriction/specifications on this overall development. Similar to Church Street Station, if there is a particular architectural style that we

want to acquire, we will have the ability to do that. If we want to have a certain signage plan for this development we will have the ability to do that. We would have the ability to prohibit certain uses as part of the overall development.

I understand that the commercial side of this particular proposal may look a little weak, but you will have the opportunity to place the type of restrictions you would like to see ultimately enforced here as part of that PUD.

It would be helpful if we had concurrence in terms of the land uses and proposal for a PUD that would include Senior Housing and three out lots. We would like to see if this is something that you agree with in principal.

As this proposal relates to the building code, if we heard you correctly, you would support the building code as drafted. However you would be open to considering NFPA 13 with another type of construction design other than strict masonry, as long as it met the other design guidelines and would be approved by our Fire Chief

**9-b. Community Development Update – None.**

**10 ADJOURNMENT:**

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

Voice Vote: All AYES. **Motion Carried.** Meeting adjourned at 8:45 p.m.

Recorded by:

\_\_\_\_\_  
Katie Bowman, Village Planner

Transcribed by:

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Regina Mullen, Secretary  
On this 10 day of November, 2011

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Jeffrey Bakes, Chairman