



# Village of Hanover Park Administration

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## VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, April 9, 2015 7:00 p.m.

### 1. CALL TO ORDER: ROLL CALL

Co - Chair Mercier called meeting to order at 7:00 p.m.

PRESENT: Commissioners: Arthur Berthelot, Scot Neil , Patrick Watkins,  
Co-Chair Mark Mercier, Parthiv Patel

ABSENT: Commissioners: James Aird, Gary Rasmussen, Chairperson  
Virginia Wachsmuth, Inspector Tom Hatzold

ALSO PRESENT: Director Shubhra Govind, Village Planner  
Katie Bowman, Secretary Kathleen  
Arnold, Padraic O'Neil (Applicant) 1111 S.  
Alpine Rd, Suite 504, Rockford, IL 61101,  
815.979.5021 poneil@visitphysicians.com

### 2. PLEDGE OF ALLEGIANCE:

### 3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

### 4. PRESENTATIONS/REPORTS: None.

### 5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of February 12, 2015.

Motion by Commissioner Berthelot to approve the Minutes of February 12, 2015,  
seconded by Commissioner Watkins.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Approved the Minutes of February 12, 2015.

6. **ACTION ITEMS:**

**6-a. Public Hearing:** to consider a request by Padraic O'Neil, of Physician's Immediate Care (applicant) on behalf of the Menards, Inc. (property owner), for approval for a minor change to the Planned Unit Development Plat to add a Physician's Immediate Care tenant panel to Menard's southern monument sign on Irving Park Road.

**Co-Chair Mercier:** Entertained a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Patel.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

**Village Planner Bowman** presented a summary of the request before the Commission. Presented location of subject property, Zoning History, Land Use and current zoning, Ordinance 0-13-08 and Draft Findings of Fact were presented to the Commission.

The Public Notice was published in the *Daily Herald* on March 24, 2015.

**Co-Chair Mercier** invited any attendees up to the podium to speak on this subject:

**Sworn in:** Padraic O'Neil, Physicians Immediate Care, 1111 S. Alpine Rd, Suite 504 , Rockford, IL 61101

**Commissioner Berthelot** No questions or comments.

**Commissioner Neil** no questions or comments.

**Co- Chair Mercier** Questioned what it would look like if there would be additional panels added in addition to applicants request.

**Commissioner Watkins** As staff is out recruiting for the center it would be a positive option to have the flexibility to add panels to the monument sign on Irving Park Road but be aware of any loss of site issues that may arise.

**Commissioner Patel** Expressed concern the sign may appear congested or not color coordinated if a color scheme was not determined. It is all about the look

businesses help generate revenue.

Staff also asked Commissioners for any feedback on whether signs should use a consistent theme or color guide.

The majority of Commissioners felt having a coordinated color scheme and providing good visibility are important.

**Co-Chair Mercier** entertained a motion to close the Public Hearing.  
Motion by Commissioner Berthelot, seconded by Commissioner Watkins.  
Voice Vote:  
All AYES.  
Motion Carried: Public Hearing Closed.

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

**Co-Chair Mercier** entertained a Motion to approve the Draft Findings of Fact,  
Motion by Commissioner Berthelot, seconded by Commissioner Watkins.

**Roll Call Vote:**

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

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

**Co-Chair Mercier** entertained a Motion to recommend approval of request for a Minor Change to the Planned Unit Development Plat pursuant to the Village of Hanover Park Zoning Ordinance, specifically to add a tenant sign panel to the Menard's sign on Irving Park Road, 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 Minor Change to the Planned Unit Development Plat to the Village of Hanover Park Zoning Ordinance forward to the Village Board for their consideration, seconded by Commissioner Neil.

**Roll Call Vote:**

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

**Motion Carried.** Recommend approval.

7. **TOWNHALL SESSION:** None.

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

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

**9-a. Village Planner Katie Bowman**

1. **Sign Codes** – Staff would like to host a joint workshop with CONECT Committee Members and Development Commission Members. Looking for feedback for a date and time for the workshop. Commissioners would prefer a different day during the week, except Fridays and start time of 7:00 p.m. Business Retention Survey – Feedback from businesses is that they would like to promote themselves more.  
Suggested date: June 11, 2015.
2. **Text Amendments** – Staff will be submitting the Text Amendments to the Zoning Ordinance relating to pawn brokers, payday loans, title loans, cash for gold and other similar uses throughout the Village for Board Review.
3. **Hanover Square Shopping Center** – On April 23, 2015 there will be a Special Board Meeting to review RFP’s for the redevelopment of the Hanover Square Shopping center. The Board will open submitted RFP’s and reject or accept during this meeting.
4. **Homes for a Changing Region** – Consultants held interviews to solicit feedback from Residential Developers, Apartment Owners and Managers and Residential Realtors on local housing conditions today, past and future trends, housing issues concern them and what should be done to position the communities for the future.
5. **Old Wendy’s Location on Army Trail** – Proposed New Mexican restaurant ran into an issue with the Bank as the property is a shared lot with Jiffy Lube. Bank will not issue a loan unless the lot is sub-divided. Issue is the lot is an odd shape with a requirement of one acre minimum lot size, if sub-divided each lot would be less than one acre and cross egress/access could be compromised. Current owner would need to request sub-divide as the Village cannot. Suggested a survey be completed to work toward a solution.

6. **Hanover Park Animal Care Center** – Pet Festival will be held on June 14, 2015 from 12:00 – 3:30 p.m.
7. **Hanover Park Community Bank** – will be hosting a Ground Breaking Ceremony soon and have a construction schedule in place.
8. **Education and WorkNet Center** – Doing well just received a donation of books and will be given an award by the Governor in Springfield on April 9<sup>th</sup>.

10. **ADJOURNMENT:**

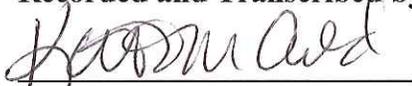
Motion by Commissioner Berthelot, seconded by Commissioner Neil.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Meeting adjourned at 7:44 p.m.

**Recorded and Transcribed by:**



**Kathleen Arnold, Secretary**  
this 9<sup>th</sup> day of April, 2015



**Mark Mercier, Co-Chair**