



VILLAGE OF HANOVER PARK

DEVELOPMENT COMMISSION REGULAR MEETING

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

Thursday, December 8, 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 a full voting member of the Commission for this meeting.

PRESENT: Commissioners: Arthur Berthelot, Mark Mercier, Scot Neil,
Virginia Wachsmuth, Chairman Jeffrey Bakes
ABSENT: Commissioners: Robert Hain, Phil McBride, Roy Pouse, Patrick
Watkins
ALSO PRESENT: Trustee Ed Zimel, Jr., Village Planner Katie
Bowman, BC John Doubek, Secretary Regina
Mullen

2. PLEDGE OF ALLIEGENCE:

3. ACCEPTANCE OF AGENDA:

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

Voice Vote:
All AYES.

Motion Carried: Accept Agenda.

4. **PRESENTATIONS/REPORTS:** N/A

5. **APPROVAL OF MINUTES:**

5-a. **Request to Approve** the Regular Meeting Minutes of:

1. October 13, 2011

Motion by Commissioner Neil to approve the Minutes of October 13, 2011, seconded by Commissioner Mercier.

2. November 10, 2011

Motion by Commissioner Wachsmuth to approve the Minutes of November 10, 2011, seconded by Commissioner Mercier.

Voice Votes:

All AYES.

Motions Carried: Approved the Minutes of October 13 and November 10, 2011.

6. **ACTION ITEMS:**

6-a. **Public Hearing:** Consider a request by Round Ground Metals (applicant) on behalf of Industrial Developments International (property owner) for a Variance from the Village of Hanover Park Zoning Ordinance for a 15 foot variance from the required 35 foot north side yard setback at 4800 Gary Avenue, Hanover Park, Illinois and legally described as follows:

Property Details for 4800 Gary Avenue, Hanover Park, Illinois 60103

Commonly Known As: Vacant Parcel South of Fuji Film, 4800 Gary Avenue, Hanover Park, Illinois 60133

Village Planner Bowman stated the public hearing was property posted in the *Daily Herald* on November 19, 2011. Return Receipt Cards have been received. A summary was presented of Round Ground Metal's application request.

Chairman Bakes entertained a Motion to open the Public Hearing.

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

Voice Vote:

All AYES.

Motion Carried: Opened the Public Hearing.

Chairman Bakes swore in the following petitioners: John Benson, IDI, 500 Park Boulevard, Ste 750, Itasca, IL 60143; Michael J. Sparks, Sparks Architects, Inc., 107 Adell Place, Elmhurst, IL 60126; John Pechan, General Manager, Round Ground

Metals, Hanover Park, IL 60174

The Applicants conducted a presentation of their request.

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

Commissioner Mercier – Clarified square footage.

Commissioner Wachsmuth – Questioned the tower height.

Commissioner Neil – No Questions.

Commissioner Berthelot – Clarified green space and curb cuts.

Chairman Bakes – Questioned staging of trucks and concern of back up on Gary Avenue.

John Pechan addressed all concerns and stated their intention to create a truck staging area on the side of the facility.

Village Planner Katie Bowman presented the Draft Findings of Fact.

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

Motion by Commissioner Mercier to accept the Draft Findings of Fact, seconded by Commissioner Wachsmuth.

Roll Call Vote:

AYES: Commissioners: Berthelot, Mercier, Neil, Wachsmuth,
Chairman Bakes

NAYS: Commissioner: None.

ABSENT: Commissioners: Hain, Neil, Pouse, Watkins

Motion Carried: Approved Draft Findings of Fact.

Chairman Bakes entertained a Motion to approve Round Ground Metals request pursuant to the Draft Findings of Fact.

Motion by Commissioner Mercier to approve the request by Round Ground Metals, seconded by Commissioner Neil.

Roll Call Vote:

AYES: Commissioners: Berthelot, Mercier, Neil, Wachsmuth,
Chairman Bakes

NAYS: Commissioner: None.

ABSENT: Commissioners: Hain, Neil, Pouse, Watkins

Motion Carried: Approved request of Round Ground Metals.

Chairman Bakes entertained a motion to close the Public Hearing.

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

Voice Vote:

All AYES.

Motion Carried: Closed Public Hearing.

TOWNHALL SESSION: N/A

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): N/A

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Community Development Update – Katie Bowman

1. Presented an overview of Village Center Open House of December 6, 2011.
2. Firestone Sign Variance – At the Village Board meeting of December 1, 2011, the Board tabled this item. The Board requested it be sent back to this Commission, as the Board would like to see shared signage throughout this shopping center.
3. Senior Housing at Old Menards – At the Village Board Workshop of December 1, 2011, staff briefed the Board on the applicant's request for a building permit waiver. The Board requested information on building codes in other communities. The Fire Department will be presenting to the Board at a later date.
4. On-line training is required by all Commissioners. This training will be available online in January and must be complete in March 2012.

10. ADJOURNMENT:

Motion by Commissioner Mercier to Adjourn, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

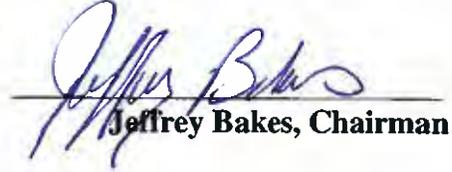
Motion Carried. Meeting adjourned at 7:33 p.m.

Recorded and Transcribed by:



Regina Mullen, Secretary

On this 8 day of December, 2011



Jeffrey Bakes, Chairman

