



**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.**

**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:
    1. October 13, 2011
    2. 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
- 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 – 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

**AGENDA ITEM 5a1**



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

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

**Thursday, October 13, 2011**

**7:00 p.m.**

**MINUTES**

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

Chairman Bakes called the meeting to order at 7:01 p.m.

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

PRESENT: Commissioners: Arthur Berthelot, Philip McBride, Scot Neil, Virginia Wachsmuth, Chairman Jeffrey Bakes

ABSENT: Commissioners: Mark Mercier, Roy Pouse, Patrick Watkins

ALSO PRESENT: Trustee Ed Zimel, Jr., Community Development Director Patrick Grill, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**Mayor Craig** informed the Commission that Auxiliary Member Pouse is on a leave of absence, as his work has taken him out of the state. Member Pouse is expected back by the end of the year.

**3. ACCEPTANCE OF AGENDA:**

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

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 September 8, 2011. Motion by Commissioner Neil to approve the Minutes, seconded by Commissioner McBride.

Voice Vote:

All AYES.

**Motion Carried:** Minutes approved.

6. **ACTION ITEMS:**

6-a. **Public Hearing:** Consider a request by Firestone Complete Auto Care (applicant) on behalf of Katelen Properties (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 1900 Army Trail Road, Hanover Park, IL.

**Chairman Bakes** stated this item was removed from the agenda by Firestone Complete Auto Care on September 27, 2011.

**Chairman Bakes** opened the Public Hearing.

6-b. **Public Hearing:** Consider approval of a request by Richard Kamphaus (applicant) on behalf of Ray Shenouda (property owner) for a Special Use Amendment from the Village of Hanover Park Zoning Ordinance to allow an auto service station at 1005 Irving Park Road, Hanover Park, IL.

**Director Grill** stated the Notice was properly published in the *Daily Herald* on September, 27, 2011 and presented the Applicant's request for a Special Use Amendment and staff's recommendation to approve.

**Chairman Bakes** swore in Richard A. Kamphaus of 1256 Evergreen Drive, Carol Stream, IL.

**Mr. Kamphaus** provided the Commissioners with a handout along with required "Return Receipt Cards."

**Chairman Bakes** invited questions or comments from the audience.

**Chairman Bakes** swore in resident Rodney Craig of 6835 Hawthorne Lane, Hanover Park, IL.

**Mr. Criag** voiced his concerns regarding landscaping upkeep and the length of time tires will be stored.

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

**Commissioner Wachsmuth.** No questions.

**Commissioner Neil** questioned the frequency of tire pick up.

**Mr. Kamphaus** stated Liberty Tire Recycling is scheduled to pick-up tires once a month, but additional pickups will be scheduled on an as-needed basis. Tires will be stored outside in the garbage enclosure.

**Commissioner Berthelot** questioned hours of business?

**Mr. Kamphaus** stated hours of business as 8:00 a.m. – 8:00 p.m. Monday thru Friday, 8:00 a.m. – 4:00 p.m. on Saturday, and closed on Sunday. Generally, the work slows down around 7:30 p.m. but they take in business till 8:00 p.m.

**Commissioner McBride** requested the south doors be closed during the evening hours to contain noise generated by work being performed to vehicles. He also voiced concerns regarding tire storage and parking of vehicles.

**Mr. Kamphaus** stated generally, vehicles are same-day serviced. Occasionally, there are times when a vehicle is kept overnight. In these cases, efforts will be made to keep cars within the bays overnight.

**Chairman Bakes** questioned the length of time vehicles will be kept in the parking lot as owners decide whether to abandon their cars because of the price of repairs, etc.

**Mr. Kamphaus** stated abandoned vehicles will not be held for an extended length of time. To avoid this situation, owners of abandoned vehicles will only be allowed to clear their vehicles of personal items with the assurance that everything is scheduled for the removal of the vehicle from the parking

lot.

**Director Grill** 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 Wachsmuth.

**Roll Call Vote:**

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

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

**Chairman Bakes** entertained a motion to approve the request by Richard Kamphaus pursuant to the Draft Findings of Fact.

Motion by Commissioner McBride to approve the request, seconded by Commissioner Wachsmuth.

**Roll Call Vote:**

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

**Motion Carried:** Approved Special Use Amendment and forwarded to the Village Board for consideration at their meeting of October 20, 2011.

**Chairman Bakes** closed the Public Hearing.

7. **TOWNHALL SESSION:** No Speakers.
8. **OLD BUSINESS (NON-ACTION ITEMS):** None.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
  - 9-a. **Commissioner Berthelot** - Trustee Rick Roberts shared a resident's concern

regarding handicap access routes from handicap parking spaces located in east, west and south portions of the Metra Station lot. In the past there were three access routes to the Metra tracks – one located east, one located west and one located in the middle. With the removal of the middle handicap accessible route, there is only one handicap access route located on the west side of the lot. When parked in an east lot handicap space, one must travel to the west side of the lot to cross the tracks and then go all the way back to the east. Commissioner Berthelot requested relocating all handicap parking to the west side of the parking lot.

Director Grill stated staff would look into this concern and report back to the Commission.

**10. ADJOURNMENT:**

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

Voice Vote:

All AYES.

**Motion Carried:** Meeting adjourned at 7:31 p.m.

Recorded and transcribed by:

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Regina Mullen, Secretary  
On this 13 day of October, 2011

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Jeffrey Bakes, Chairman



**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:

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

\_\_\_\_\_  
Jeffrey 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:** **Request to allow a 15 foot variance from the required 35 foot north side yard setback at 4800 Gary Avenue.**

**ACTION REQUESTED:**     Approval     Disapproval     Information

**MEETING DATE:** **December 8, 2011**

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**REQUEST SUMMARY:**

The following is scheduled for Development Commission review at 7:00 p.m. on December 8, 2011 in Room 214 of the Municipal Building, 2121 West Lake Street:

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 reduction from the required 35 foot north side yard setback at 4800 Gary Avenue. Specifically, the following items must be approved:

- Variance from Section 110-5.10.5.c



Open portion of property to be developed

## **BACKGROUND**

The subject property is zoned BP Business Park and is currently undeveloped, with open land and a portion of a shared retention pond. The approximate 8.1 acre parcel was recently subdivided from the Fuji property to the north (850 Central Avenue). The land uses to the south and west are zoned BP and improved with the Turnberry Business Park. The land use to the north is zoned BP and the land use to the east is vacant property located within Roselle.

## **DISCUSSION**

Round Ground Metals currently operates at 4825 Turnberry Drive and would like to expand their facilities in the Turnberry Business Park by constructing a new building on the south portion of the Fuji property at 850 Central Avenue. The Fuji property was recently subdivided to allow for full development of the vacant portion of the site, which is now addressed 4800 Gary Avenue. The applicant proposes to construct an approximately 119,800 square foot building, which will include areas for warehouse, manufacturing, and office (Exhibit 1). A total of 110 parking spaces are proposed, which meets zoning requirements. The proposal meets the required FAR (floor area ratio) and lot coverage, with a FAR of .34 (.5 maximum) and coverage of less than 63% (75% maximum).

The proposed height of 45 feet throughout and 60 feet for a portion in the middle of the building is within the maximum height of 60 feet. An additional foot of setback is required for every foot of building height over 25 feet. As such, an additional 20 feet of setback is required on all sides of the building. Proposed setbacks generally meet these increased requirements. However, the applicant requests a 15 foot variance from the required 35 foot north side setback to allow for a 20 foot setback in this location.

The applicant requests the variance based upon the unique physical characteristics of the property, which has an irregular, non-rectangular shape and a retention pond covering a significant portion of the property. The 2.371 acre retention pond covers approximately 29.3% of the property, making over a quarter of the property undevelopable. The developable portion of the property is further diminished by the increased setback requirements for buildings taller than 25 feet and the irregular shape of the parcel. The applicant argues that the irregular shape of the parcel inhibits the development of a standard rectangular manufacturing plant. As such, a modified building floor plan is proposed. The applicant finds that the abovementioned hardships are not experienced by standard business park properties.

The applicant is working to take advantage of the unique opportunity that the recently available adjacent property presents. They argue that in order to take advantage of this opportunity, the development of the property must be financially feasible, taking into consideration such variables as cost and expected revenues.

## **STAFF COMMENT**

The proposed development is in keeping with the goals of the BP Business Park district, which is intended to provide for large scale development of office, research, and light industrial structures in a campus-like setting that will promote and maintain desirable economic activities. The Comprehensive Plan identifies the subject property for Business Park/Light Industrial use. Specifically the plan recognizes the business park area as a key element of economic development within the Village, where higher-density employment should be encouraged.

The request falls under Section 110-4.7.7.a of the Zoning Ordinance, which permits an unlimited reduction in the front, rear and side yards of non-residential zoning districts. Staff finds that the proposed variation will cause limited impact upon neighboring properties. The impact will generally only be upon the neighboring Fuji plant to the north, which is a compatible use. The overall setback between the Fuji building and the new building is proposed to be 60 feet. A common access drive is proposed in this area, and a shared access easement has been secured in this location. As indicated in the elevations, the proposed height of the building is in keeping with that of the Fuji building, providing continuity of design and visual impact among the buildings.

Staff notes that the current application is limited to the setback variance request. The overall site plan and design of the building are not under consideration and may change. Final site and construction plans will undergo full review as a part of the Building Permit process and will be subject to standard code requirements, including that of the Zoning, Building, Engineering, and Fire Codes.

## **RECOMMENDATION**

Staff recommends a positive recommendation of the Variance.

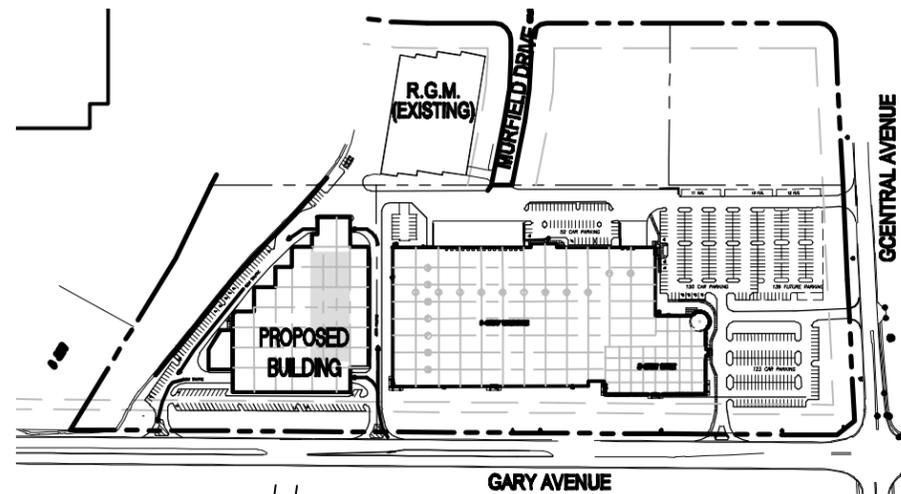
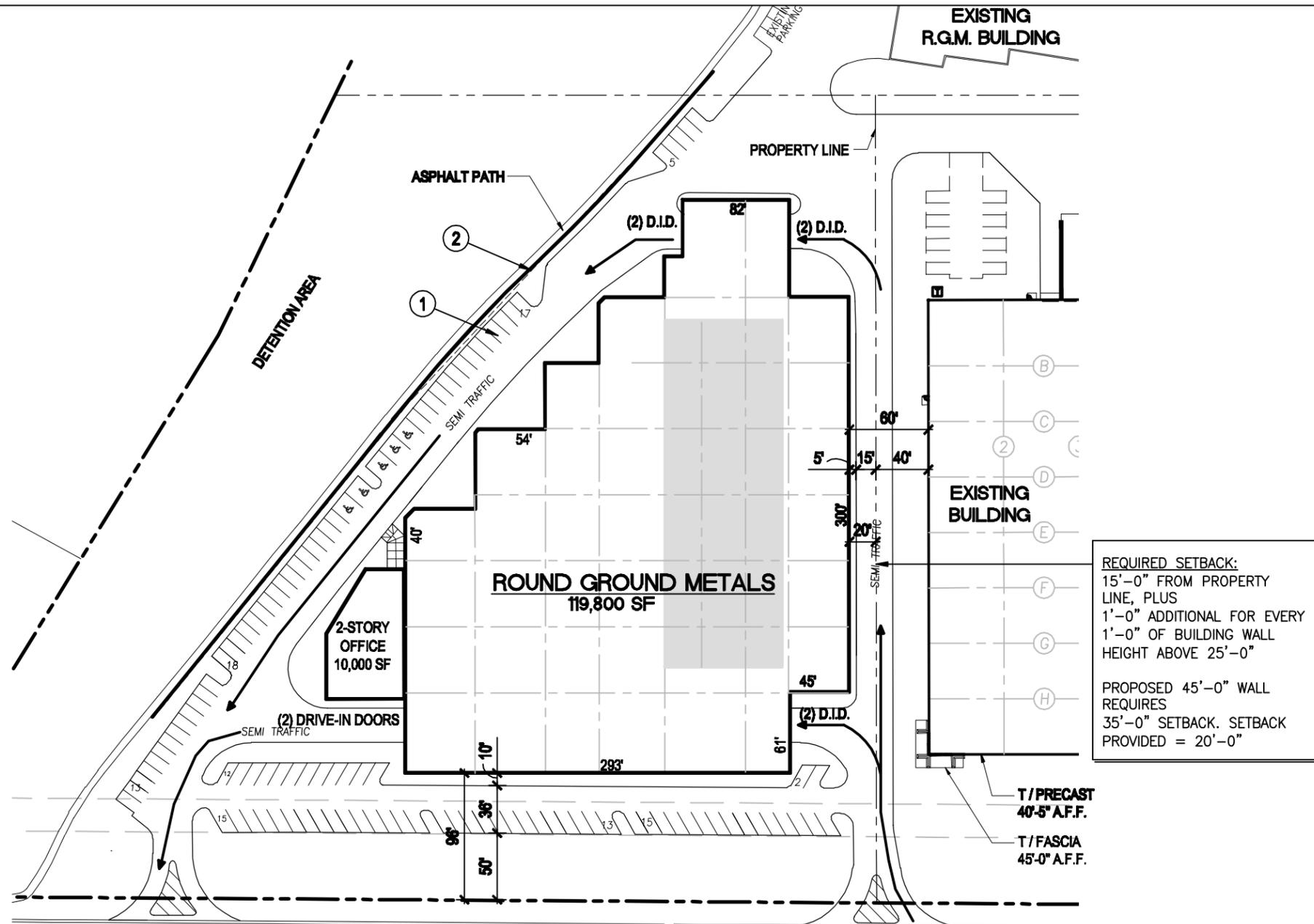
## **ATTACHMENTS**

Exhibit 1 – Site Plan and Elevations

Exhibit 2 – Draft Findings of Fact

Exhibit 1

- NOTES:
1. PARKING IS LOCATED NORTH OF THE STORMWATER DETENTION EASEMENT.
  2. PROPOSED RETAINING WALL TO BE LOCATED ALONG THE NORTH SIDE OF THE WALKING PATH. BACK OF CURB APPROXIMATELY 5' NORTH OF FACE OF WALL.
  3. ■ DENOTES EXTERIOR WALL HEIGHT TO BE ±60'-0". TYPICAL WALL TO BE ±45'-0".
  4. A MINIMUM 10'-0" FOUNDATION YARD SHALL BE MAINTAINED ALONG GARY AVENUE.
  5. A MINIMUM 5'-0" FOUNDATION YARD SHALL BE MAINTAINED AT THE NORTH, SOUTH, AND EAST ELEVATIONS.



**ROUND GROUND METALS  
PROPOSED BUILDING**

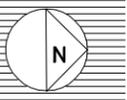
HANOVER PARK, ILLINOIS

**BUILDING INFORMATION**

SITE	±8.09 AC
CAR PARKING	110 STALLS
CONSTRUCTION TYPE	IIB, UNLIMITED AREA

BUILDING		PKG REQ'D
2-STORY OFF.	10,000 SF	33 STALLS
MANUFACTURING	32,940 SF	33 STALLS
WAREHOUSE	76,860 SF	44 STALLS
<b>TOTAL</b>	<b>119,800 SF</b>	<b>110 STALLS</b>

DRIVE-IN DOORS 8 DOORS



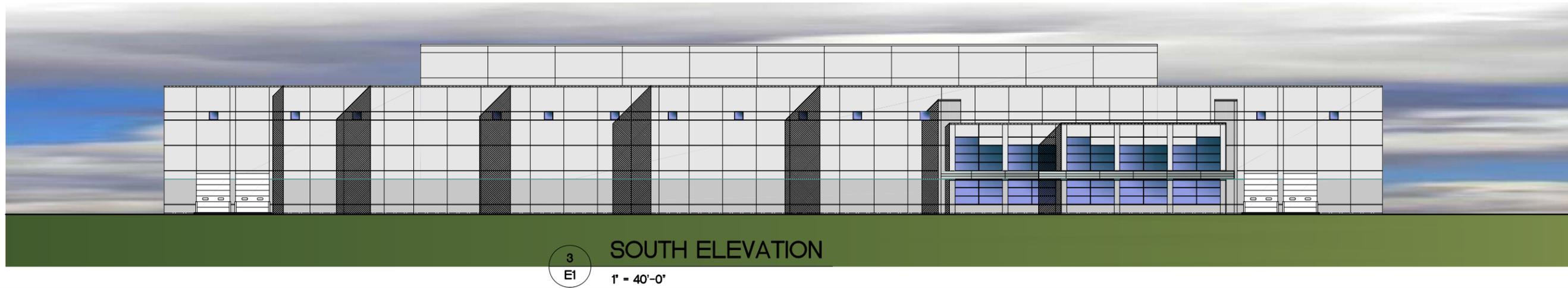
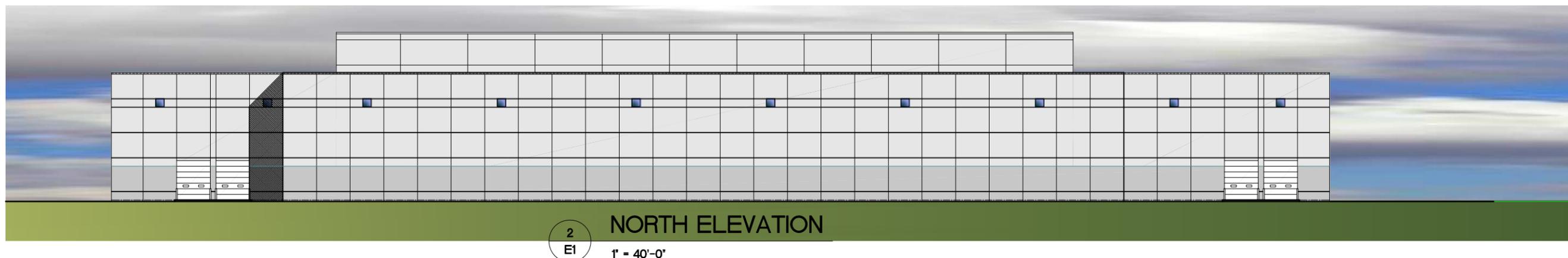
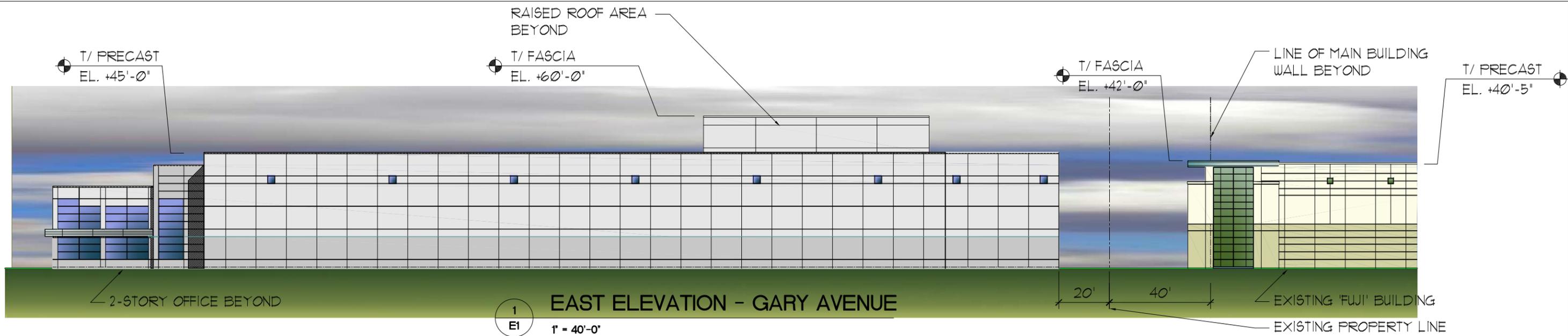
SPARKS ARCHITECTS  
INCORPORATED

196 South Street Elmhurst, IL 60126  
VOICE 630. 530. 3700 FAX 630. 530. 7701

**SITE PLAN**

11-11-2011

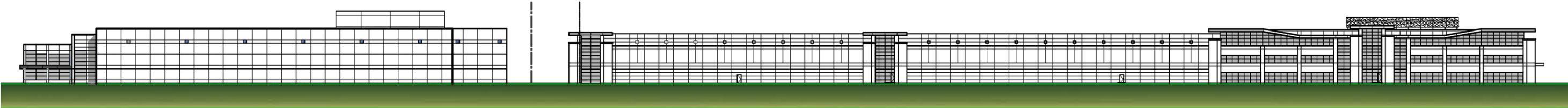
**E5**



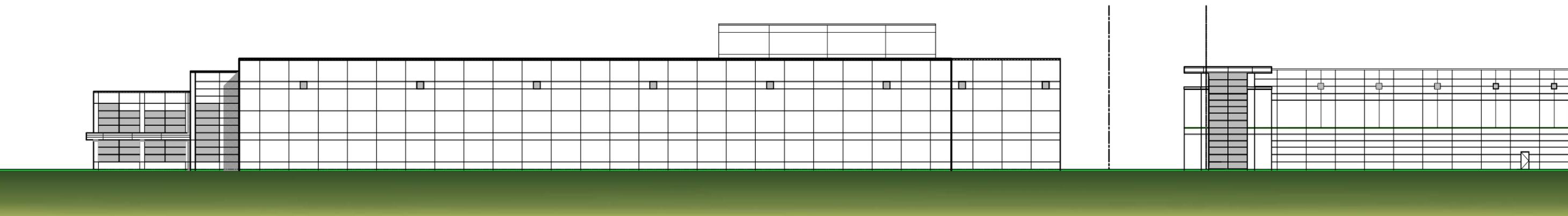
**ROUND GROUND METALS**  
**HANOVER PARK, ILLINOIS**

SPARKS ARCHITECTS  
 INCORPORATED  
 196 South Street Elmhurst, IL 60126 VOICE 630.530.3700 FAX 630.530.7701





1 EAST ELEVATION - GARY AVENUE  
E2 1' = 80'-0"



2 PARTIAL EAST ELEVATION - GARY AVENUE  
E2 1' = 40'-0"



# ROUND GROUND METALS

## HANOVER PARK, ILLINOIS

SPARKS ARCHITECTS  
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**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**4800 GARY AVENUE**  
**NORTH SIDE SETBACK VARIATION**

**I. Subject**

Consideration of 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 reduction from the required 35 foot north side yard setback at 4800 Gary Avenue, specifically:

- Variance from Section 110-5.10.5.c

**II. Findings**

On December 8, 2011, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the variance. \_\_\_ objectors appeared and \_\_\_ 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. The property has unique physical characteristics, with an irregular shape (non-rectangular) and a retention pond on a significant portion of the property.

**B. Essential Character**

Approval of the variance request will not alter the essential character of the locality and is consistent with the goals of the District and long-term commercial designation in the Comprehensive Plan. The proposed development is in keeping with the goals of the BP Business Park district, which is intended to provide for large scale development of office, research, and light industrial structures in a campus-like setting that will promote and maintain desirable economic activities. The Comprehensive Plan identifies the subject property for Business Park/Light Industrial use. Specifically the plan recognizes the business park area as a key element of economic development within the Village, where higher-density employment should be encouraged.

**C. Additional Considerations**

**1. Surroundings and Topographical Conditions**

The location of a retention pond on a large proportion of the property is a unique topographic condition that causes hardship on the owner.

## **2. General Applicability**

Due to the unique topographic conditions and site shape, the conditions upon which this variation request is based will not be generally applicable to other properties within the zoning district.

## **3. Economic Return**

The variation request is based upon the need to make development of the property economically feasible, and is not based exclusively upon a desire to receive a greater economic return.

## **4. Cause of Hardship**

The hardship is not due to the property owner, but the unique physical characteristics of the property. The location of an 2.371 acre retention pond makes 29.3% of the property undevelopable. Additionally, the irregular shape of the parcel inhibits the development of a standard rectangular manufacturing plant.

## **5. Public Welfare**

Granting the requested variation will not be detrimental to the public welfare or unduly injurious to neighboring properties. The impact of the decreased setback will be minimal, generally limited to the property directly to the north.

## **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. The building setback will meet health and safety codes as applicable. The area is generally built-out and the proposed development will be in keeping with that of surrounding properties.

## **III. Recommendations**

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