



## Village of Hanover Park Administration

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**VILLAGE CLERK**  
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**VILLAGE MANAGER**  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, December 11, 2014 7:00 p.m. MINUTES

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

Chairperson Wachsmuth called meeting to order at 7:02 p.m.

**PRESENT:** Commissioners: Arthur Berthelot, Gary Rasmussen, Mark Mercier, Chairperson Virginia Wachsmuth

**ABSENT:** Commissioners: Patrick Watkins, Scot Neil, James Aird, Parthiv Patel

**ALSO PRESENT:** Director Shubhra Govind, Secretary Kathleen Arnold, Inspectional Services Tom Hatzold, Monika Naurot, 507 W. Willow Road, Krzyztof Szczepaniec, 507 W. Willow Road.

**2. PLEDGE OF ALLEGIANCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

**4. PRESENTATIONS/REPORTS: None.**

**5. APPROVAL OF MINUTES:**

**5-a.** Regular meeting Minutes of August 14, 2014.

Motion by Commissioner Berthelot to approve the Minutes of August 14, 2014, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of August 14, 2014.**

5-b. Regular meeting Minutes of September 10, 2014.  
Motion by Commissioner Berthelot to approve the Minutes of September 10, 2014,  
seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of September 10, 2014.**

5-c. Regular meeting Minutes of October 9, 2014.  
Motion by Commissioner Berthelot to approve the Minutes of October 9, 2014, seconded  
by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of October 9, 2014.**

5-d. Regular meeting Minutes of November 13, 2014.  
Motion by Commissioner Berthelot to approve the Minutes of November 13, 2014,  
seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of November 13, 2014.**

**6. ACTION ITEMS:**

**6-a. Public Hearing:** to consider a request by Monika Nawrot for a Special Use from  
the Village of Hanover Park Zoning Ordinance for a Daycare Center at the  
property located at 4475 Turnberry Dr., Hanover Park, Illinois.

**Chairperson Wachsmuth:** Entertained a motion to Open the Public Hearing.  
Motion by Commissioner Berthelet to open the Public Hearing, seconded by  
Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Opened.

**Director Shubhra Govind** presented a summary of the request before the Commission  
for a Special Use. Hardcopies of Photos of Site, Site Plan and Proposed Layout and a  
Draft Findings of Facts were presented to the Commission.

The Public Notice was published in the *Daily Herald* on November 17, 2014.

**Chairperson Wachsmuth** invited representatives of the application up to the podium to  
speak on behalf of the property owner.

**Sworn In** – Monika Naurot and Krzysztof Szczepaniec, Wyspa dzieci Learning Center.

**Krzysztof Szczepaniec** – presented their request for a Special Use from the Village of Hanover Park Zoning Ordinance for a daycare facility, located at 4475 Turnberry Drive, Hanover Park, Illinois

This would be Wyspa dzieci (Kids Island) Learning Center's third location. Their other locations are in the Village of Schiller Park and the Village of Northbrook. The center promotes Polish and Polish-American culture, tradition, and history. All staff have Bachelor's Degrees or higher. Kids' age range 2-6 years with a maximum enrollment of 116 children. Combined learning with daycare. Follow DCFS rules and guidelines. Safety is paramount to them and they will take steps to protect children in the parking area and secure access to the lake. Additionally they help kids with disabilities and offer training for teachers with help from grants to offer services at no-charge.

**Chairperson Wachsmuth** entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Closed.

**Commissioner Mercier** confirmed that the fence would be locked and only faculty would be able to open. Questioned if a separate changing area is provided for kids and if there is an area for diaper changing. Confirmed outdoor play area meets requirements. Is area pretty well drained and will a soil test be required? Questioned primary language and education level of teachers.

**Commissioner Rasmussen** feels it is a perfect fit, very interesting and delightful. He is familiar with DCFS and does not see a problem.

**Commissioner Berthelot** no questions and sounds great.

**Chairperson Wachsmuth** was concerned so she walked the property to check it out. Recommends a six (6) foot fence and feels it is an excellent location and is very pleased.

**Director Govind** presented the Draft Findings of Facts and recommendations to the Commission.

**Chairperson Wachsmuth** entertained a Motion to approve the Draft Findings of Facts. Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

**Roll Call Vote:**

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

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

**Chairperson Wachsmuth** entertained a Motion to recommend approval of request by Monika Nawrot for a Special Use from the Village of Hanover Park Zoning Ordinance for a Daycare Center at the property located at 4475 Turnberry Dr., Hanover Park, Illinois, 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 as approved in the draft findings of fact for a Special Use to allow special use for a Daycare with conditions, and forward to the Village Board for their consideration, seconded by Commissioner Mercier.

**Roll Call Vote:**

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

**Motion Carried:** Approved.

**6-b. 2015 Development Commission Schedule:**

Chairperson Wachsmuth entertained a motion to approve the 2015 Development Commission meeting Schedule.

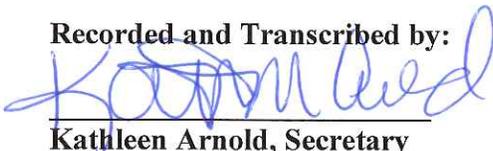
Motion by Commissioner Berthelot to approve the 2015 Meeting Schedule, seconded by Commissioner Mercier.

Motion: 2015 Meeting Schedule approved.

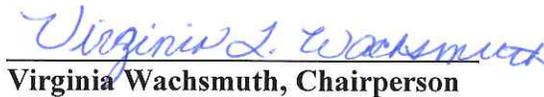
7. **TOWNHALL SESSION:** None.

8. **OLD BUSINESS (NON-ACTION ITEMS):** Director Govind advised the commissioners the signage is tabled pending Attorney approval.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
- 9-a. **Director Govind**
1. **Physicians Immediate Care** – Submitted an application for a Public Hearing for add additional signage to the panel. As they provide immediate care want to help people in need find them easier.
  2. **1850 Army Trail Road** – Received a request for a change in use from Burrito Parrilla to use the old Wendy’s location. Eight other locations focus on fresh healthy food options and will revise the façade.
  3. **Ribbon Cuttings** – Corrigan Moving Systems and NB Corporation of America.
  4. **IDOT Meeting** – Attended a meeting to discuss expansion of Elgin/O’Hare and how it would tie in to future Village Center. In feasibility mode and a meeting with Multi-Jurisdictions for a 2020 study took place in May, 2014. In January another meeting is planned.
10. **ADJOURNMENT:**  
Motion by Commissioner Berthelot, seconded by Commissioner Mercier.  
**Voice Vote:**  
**All AYES.**  
**Motion Carried:** Meeting adjourned at 7:57 p.m.

Recorded and Transcribed by:



**Kathleen Arnold, Secretary**  
this 11<sup>th</sup> day of December, 2014



**Virginia Wachsmuth, Chairperson**