



Village of Hanover Park Administration

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JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION MEETING

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

**Thursday, November 14, 2013
7:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called the meeting to order at 7:00 p.m.

PRESENT: Commissioners: Jim Aird, Arthur Berthelot, Mark Mercier,
Gary Rasmussen, Patrick Watkins,
Chairperson Virginia Wachsmuth.

ABSENT: Commissioners: Scot Neil.

ALSO PRESENT: Director Shubhra Govind, Village Planner
Katie Bowman, Secretary Regina Mullen.

2. PLEDGE OF ALLIEGENCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot to accept the Agenda, seconded by Commissioner Aird.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a/b. Request to approve the Workshop Minutes of July 11 and August 8, 2013.

Motion by Commissioner Mercier to approve the Workshop Minutes of July 11, 2013 with correction of Scribner error, seconded by Commissioner Rasmussen.

Motion by Commissioner Berthelot to approve the Workshop Minutes of August 8, 2013 with correction of Scribner error, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Approved Workshop Minutes of July 11, and August 8, 2013 with correction of Scribner error.

6. ACTION ITEMS:

6-a. **Conduct a Public Hearing** to consider a request by Adam McCabe on behalf of AT&T Mobility (applicant) on behalf of the Hanover Park Park District (property owner) for a Special Use to permit a non-Village-owned utility (wireless telecommunications tower) facility and Variance to permit a 90 foot antenna, a 30 foot variance from the maximum 60 foot antenna heights located at Seafari Springs Aquatic Center, 1700 Greenbrook Boulevard, Hanover Park, IL.

Chairperson Wachsmuth entertained a Motion to open the Public Hearing.

Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Aird.

Voice Votes:

All AYES.

Motion Carried: Public Hearing opened.

The Public Notice was published in the *Daily Herald* on Thursday, October 31, 2013.

Village Planner Bowman presented a summary of the case.

Chairperson Wachsmuth requested the petitioner step up to the podium to be sworn in. Petitioner Adam McCabe, 300 Inwood Drive, Wheeling, IL 60090.

Petitioner McCabe presented his request to the Commission.

Chairperson Wachsmuth presented members of the audience an opportunity to speak on this topic. No speakers.

Chairperson Wachsmuth addressed the Commissioners for questions. Commissioners directed questions to Petitioner McCabe.

Chairperson Wachsmuth entertained a motion to close the Public Hearing.

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

Voice Votes:

All AYES.

Motion Carried: Public Hearing closed.

Chairperson Wachsmuth – requested Village Planner Bowman present the Draft Findings of Fact.

Village Planner Bowman summarized the Draft Findings of Fact amended with the provision that all materials surrounding the tree root ball, including wiring, are to be removed prior to planting of trees.

Chairperson Wachsmuth entertained a motion to approve the Draft Findings of Facts as amended.

Motion by Commissioner Berthelot to approve the Draft Findings of Fact as amended, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES: Commissioners: Aird, Berthelot, Mercier, Rasmussen, Watkins, Chairperson Wachsmuth.

NAYS: Commissioner: None.

ABSENT: Commissioners: Neil.

Motion Carried: Approved the Draft Findings of Fact, as amended.

Chairperson Wachsmuth entertained a Motion to recommending the Board consider approving the Petitioner's request for a Special Use to permit a non-Village-owned utility (wireless telecommunications tower) facility and Variance to permit a 90 foot

antenna, a 30 foot variance from the maximum 60 foot antenna heights located at Seafari Springs Aquatic Center, 1700 Greenbrook Boulevard, Hanover Park, IL.

Motion by **Commissioner Berthelot** to recommend the Village Board consider approving the Petitioner's request, as amended, seconded by Commissioner Rasmussen.

Roll Call Vote:

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

Motion Carried: Motion approved as amended.

- 6-b. Conduct a Public Hearing** to consider a request by Adam McCabe (petitioner) on behalf of AT&T Mobility (applicant) on behalf of the Village of Hanover Park (property owner) for a Special Use and Variances to allow installation of 12 antennas for an additional wireless communications facility (non-Village-owned facility) on the existing Hanover Park water tank and construction of a 336 square foot accessory structure at 687 Hartmann Drive, Hanover Park, IL.

Chairperson Wachsmuth entertained a Motion to open the Public Hearing.

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

Voice Votes:

All AYES.

Motion Carried: Public Hearing opened.

The Public Notice was published in the *Daily Herald* on Thursday, October 31, 2013.

Village Planner Bowman presented a summary of the case.

Chairperson Wachsmuth requested Petitioner Adam McCabe step up to the podium.

Petitioner McCabe presented his request to the Commission.

Chairperson Wachsmuth presented members of the audience an opportunity to speak on this topic. No speakers.

Chairperson Wachsmuth addressed the Commissioners for questions. Commissioners directed their questions to Petitioner McCabe.

Commissioners requested all installation and testing of generators be conducted during the daytime hours and that any damage to existing landscaping be restored.

Chairperson Wachsmuth entertained a motion to close the Public Hearing.

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

Voice Votes:

All AYES.

Motion Carried: Public Hearing closed.

Chairperson Wachsmuth – requested Village Planner Bowman present the Draft Findings of Fact.

Village Planner Bowman summarized the Draft Findings of Fact incorporating the Commissioners request that all installation and testing of generators be conducted during the daytime hours and that any damage to existing landscaping be restored.

Chairperson Wachsmuth entertained a motion to approve the Draft Findings of Fact as amended.

Motion by Commissioner Berthelot to approve the Draft Findings of Fact as amended, seconded by Commission Rasmussen.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Fact as amended.

Chairperson Wachsmuth entertained a Motion recommending the Village Board consider approval of the Petitioner's request, as amended, for a Special Use and Variances to allow installation of 12 antennas for an additional wireless communications facility (non-Village-owned facility) on the existing Hanover Park water tank and construction of a 336 square foot accessory structure at 687 Hartmann Drive, Hanover Park, IL.

Motion by Commissioner Berthelot to recommend the Village Board consider approving the Petitioner's request, as amended, seconded by Commissioner Rasmussen.

Roll Call Vote:

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

Motion Carried: Motion approved as amended.

- 6-c. Conduct a Public Hearing:** Initial consideration of a text amendment pursuant to the Public Act 098-0122 cited as the Compassionate Use of Medical Cannabis Pilot Program Act, on the question of whether the Zoning Ordinance should be amended to include Distribution Facilities as a Special Use or whether the Zoning or District Map should be changed.

Chairperson Wachsmuth noted the following: We are not discussing whether or not we wish to allow distribution facilities for this Medical Cannabis Pilot Program. We are focusing on considering a text amendment related to requiring the facility to be a Special Use or whether our Zoning or District map should be changed. This is a State of Illinois Pilot Program and it has a four year timeframe at which time it will be reviewed.

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

Voice Votes:

All AYES.

Motion Carried: Public Hearing opened.

The Public Notice was published in the *Daily Herald* on Thursday, October 31, 2013.

Director Shubhra Govind presented a summary of the case stating that the Act goes into effect January 1, 2014, giving the state 120 days to develop application forms, criteria, etc. Though we, as a municipality, are not allowed to fully prohibit this use, the 120 days provides us time to determine reasonable Zoning regulations, identify Zoning districts, and determine if we want this as a permitted, conditional; or special use.

Director Govind presented maps designating areas that can be legally zoned for cultivating and/or dispensary facilities. Cultivation Centers cannot be located within 2500 feet of an existing daycare (including in-home), schools, or residential zones. Dispensaries cannot be located within 1000 feet of Cultivation Centers.

Staff is participating in a working group of various municipalities within DuPage County to discuss the many issues that communities will uncover. On December 11, 2013, the working group will send a recommendation to the DuPage Mayors and Managers Conference.

Director Govind recommended keeping the Public Hearing open, using this time to educate ourselves as other municipalities discuss the issue. At our next meeting we can discuss recommendations of the working group.

Director Govind will forward FAQ's to this Commission and staff will continue to research any questions or concerns raised.

Chairperson Wachsmuth presented members of the audience an opportunity to speak on this topic. No speakers.

Chairperson Wachsmuth addressed the Commissioners for questions. Commissioners directed their questions to Director Govind.

The Public Hearing remains open to continue discussion.

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): None.**

10. ADJOURNMENT:

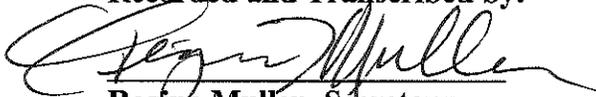
Motion by Commissioner Mercier to adjourn, seconded by Commissioner Aird.

Voice Vote:

All AYES.

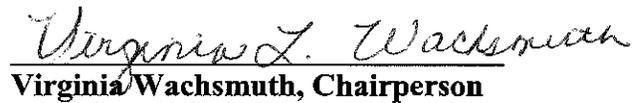
Motion Carried. Meeting adjourned at 8:23 p.m.

Recorded and Transcribed by:



Regina Mullen, Secretary

this 14 day of November 2013



Virginia Wachsmuth, Chairperson