

Village of Hanover Park

Municipal Building
2121 Lake Street
Hanover Park, Illinois
60133-4398

Rodney S. Craig
Village President

Eira L. Corral
Village Clerk

630-823-5600
Fax 630-823-5782

Craig Haigh
Interim Village
Manager



VILLAGE OF HANOVER PARK **PUBLIC NOTICE**

Public Notice is hereby given pursuant to the Open Meetings Act - Illinois Compiled Statutes, Chapter 5, Act 120, Section 1.01 (5 ILCS 120/1.01 et seq.) that the

Development Commission

(Name of public body)

HAS RESCHEDULED THEIR MEETING *TO 7:00 PM, THURSDAY, AUGUST 30, 2012*
OF THEIR MEETING FORMERLY SCHEDULED ON *THURSDAY, AUGUST 9, 2012*
AT *7:00 PM* AT THE

Municipal Building, 2121 Lake St., Hanover Park, IL

(Location)

THE RESCHEDULED MEETING DATE AND TIME IS:

Thursday, August 30, 2012

(Date)

at

7:00 p.m.

(Time)

Agenda Attached

Posted on : _____

(Date)

By _____

Eira L. Corral, Village Clerk



VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
SPECIAL MEETING

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

Thursday, August 30, 2012
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:** None
- 6. ACTION ITEMS:**
 - 6-a. Public Hearing:** Consider a request by Todd Mosher of Atwell LLC (applicant) on behalf of Menard, Inc., (property owner) for the following approval of a Special Use from the Village of Hanover Park Zoning Ordinance to allow a Motor Vehicle Service Shop in a B-2 Zoning District; a Variation from the Village of Hanover Park Zoning Ordinance for a fifteen foot (15') reduction of the required twenty five foot (25') front yard setback; and a Variation from the Village of Hanover Park zoning Ordinance to increase the maximum permitted lot coverage of 78% to permit the construction of a one-story commercial building on Lot 5 of the Menard's Subdivision on Irving Park Road, Hanover Park, Illinois.

- 6-b. Public Hearing:** Consider a request by Delmer and Yvonne Neel for a Variation from the Hanover Park Zoning Ordinance for a six (6) foot reduction in the required 30 foot rear yard setback to permit the construction of a room addition to an existing, single-family detached residence at 1500 Ramblewood Drive.
- 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 ITEM):**

 - 8-a. Development Commission Training Update**
- 9. NEW BUSINESS (NON-ACTION ITEMS):**

 - 9-a. Regulation of Automatic Changeable Copy Signs**
 - 9-b. Community Development Update – Village Planner Katie Bowman**
- 10. ADJOURNMENT:**



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Request for a Special Use for a Motor Vehicle Service Shop and Variances for setback and lot coverage at Lot 5 of the Menard's Subdivision.**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: August 30, 2012

REQUEST SUMMARY:

The following is scheduled for Development Commission review at 7:00 p.m. on August 30, 2012 in Room 214 of the Municipal Building, 2121 Lake Street:

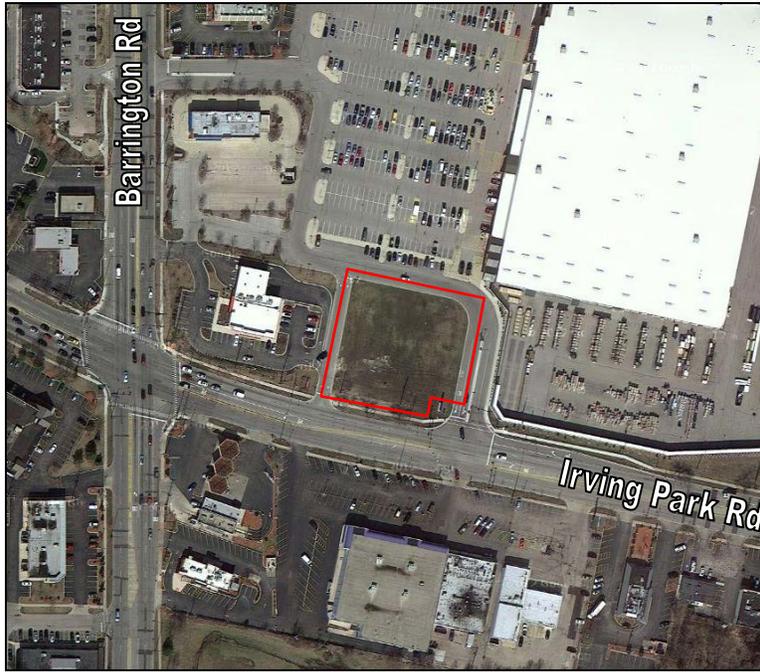
Requests by Todd Mosher of Atwell LLC (applicant) on behalf of Menard, Inc (property owner) for the following items at Lot 5 of the Menard's Subdivision:

- Special Use from Section 110-5.9.3.k to allow a Motor Vehicle Repair Shop
- Variation from Section 110-5.9.5.k(1) to allow for a 15 foot reduction of the required 25 foot front yard setback.
- Variation from Section 110-5.9.5.c to allow for an increase in the maximum permitted lot coverage from 75% to 78%.

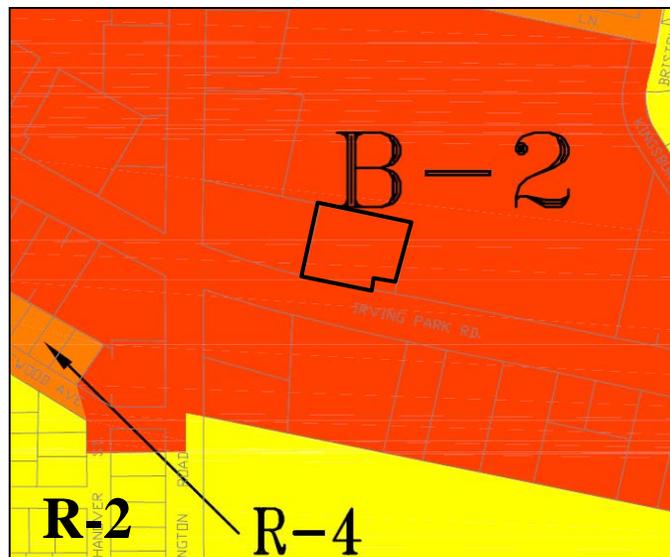
BACKGROUND

The applicant is proposing to construct a Discount Tire retail and service outlet in an approximately 6,947 square foot, one-story commercial building on the subject property at Lot 5 of the Menard's Subdivision on Irving Park Road near the intersection with Barrington Road. The proposed building would include retail and office space, a service area and storage space. The proposed service area consists of six (6) service bays that would be accessed by three overhead doors on the western building elevation. The proposed site plan includes 40 parking stalls and three access points to existing internal access drives.

The subject property is located near the northeast corner of the intersection of Barrington Road and Irving Park Road, on an outlot of the Menard's development. It is approximately 1.02 acres in area and zoned B-2 Local Business District. The parcel is currently undeveloped. The adjacent land uses to the north, south, east and west are zoned B-2 Local Business District. The subject property was subdivided in April 2010 according to the Final Plat of Subdivision of Menard's of Hanover Park (Resolution R-10-08).



Aerial photo of subject property with boundary outlined



Zoning map with subject property outlined

DISCUSSION

Special Use Request

The applicant is proposing to develop a Discount Tire retail and service outlet, which is defined by the Zoning Ordinance as a Motor Vehicle Service Shop, in a B-2 Local Business District. Motor Vehicle Service Shops are allowed in the B-2 District by special use approval.

The proposed development would include retail and office use devoted to the sale of wheels and tires, six service bays, and storage space. Vehicle service on the premises would be limited strictly to installing and servicing wheels and tires, and would not include other vehicle services such as maintenance or body work. The applicant has indicated that there would be no outside storage of vehicles on the premises overnight, and that all used tires would be stored inside the

building until disposed of. The hours of operation would be from Monday to Saturday, eight a.m. to six p.m, with no operations on Sunday.

Zoning Variation Requests

The applicant is proposing to construct a one story, commercial building on the subject property with a portion of the front yard setback at 10 feet, instead of the required 25 feet. This Variation request is due to an unusual characteristic in the shape of the subject property that significantly reduces the front yard setback. At the southeast corner of the subject property, where the front lot line and the side lot line adjoin, a portion of the front lot line, approximately 55 feet in length, is recessed by 23.5 feet to allow the existing Menard's monument sign to remain on the adjacent property, which is occupied and owned by Menard's. This configuration of properties was platted in the Final Plat of Subdivision of Menards of Hanover Park, which was approved by the Board of Trustees in April of 2010. If the entire front yard setback were to be calculated from the portion of the front lot line that is not recessed, which is approximately 183 feet in length, it would meet Zoning Ordinance requirements with a setback distance of 33.50 feet.

The applicant is also requesting a Variation from the permitted maximum lot coverage of 75% to allow for 78% lot coverage. The applicant has indicated that there is a need to increase the permitted maximum lot coverage because portions of the subject property are currently developed with internal access drives that serve Menard's and the surrounding outlot properties. The applicant has also indicated that it would be detrimental to the business to reduce the number of proposed parking spaces, of which there is a surplus of 15, to meet the required maximum lot coverage of 75%. The applicant is requesting to increase the lot coverage by approximately 1,409 square feet for a total impervious area of 34,821 square feet.

STAFF COMMENT

Special Use Request

Staff finds the proposed use to be consistent with the purpose of the B-2 district and the long-term land use plans for the property, which is to "provide for a wide range of retail stores and related commercial establishments providing for both day-to-day and occasional shopping needs." A key Vision and Goal of the Comprehensive Plan is to "nurture a strong, diverse and self-sufficient economic base" and to "foster a diverse property and sales tax base that expands the Village's supply of goods and services and increases employment opportunities within Hanover Park" (Economic Development Plan, Vision 1, Goal 1.1). While the proposed use will bring additional property and sales taxes and employment, it will not increase the diversity of businesses in the area. The proposed use will bring an additional auto-oriented use to the Irving Park Corridor, which already has a number of such uses in close vicinity.

Staff finds that the proposed special use will have limited physical impact on surrounding properties due to the scope of services performed on the premises being limited to the installation and repair of wheels and tires, and the interior storage of used tires. The proposed improvements are expected to have a positive impact on the value of this property, which is currently undeveloped, and finds that the subject property is well suited for commercial development due to its location in an existing shopping center that is well served by access drives.

Zoning Variation Requests

In regard to the Variation request to reduce the minimum front yard setback, staff finds that the shape of the subject property, due to the location of the Menard’s sign, has caused a hardship that would limit the applicant’s ability to develop the subject property to its full potential if Zoning regulations were to be strictly enforced. Additionally, staff finds that the conditions that apply to the subject property are not generally applicable to other properties within the same B-2 Local Zoning District.

In regard to the Variation request to increase the permitted maximum lot coverage, staff finds that the amount of pervious lot coverage could be reduced by eliminating surplus parking spaces proposed by the applicant. According to parking requirements established in the Zoning Ordinance, the proposed use requires only 25 parking spaces total instead of the 40 parking spaces indicated on the proposed Site Layout Plan. The permitted maximum lot coverage of 75% could be met with the reduction of nine (9) parking spaces. According to Section 110-6.2.2.b of the Zoning Ordinance, the total number of required spaces is based upon any uses relevant to the zoning lot, and may include more than one parking class uses. The parking calculation for the subject property is detailed in the table below:

Use	Square Feet / No.	Formula	Required Spaces
Motor Vehicle Shop	6 service bays	3/service bay	18
Retail	1078 square feet	5/1,000 square feet	5
Storage	2045 square feet	1/1,750 square feet	1
Office	317 square feet	1/300 square feet	1
Total Required			25

PUBLIC COMMENT

To date, staff has received no comments related to the application.

RECOMMENDATION

Staff supports a positive recommendation of the Special Use Amendment subject to the following conditions:

1. Uses generally depicted on the site layout plan and landscape plan, dated July 6, 2012, by Atwell.
2. Any vehicles stored on the premises overnight will be stored inside the building.
3. No outdoor display, sales, or storage of materials is permitted on this site.
4. No auto repair work is to be performed outside of the enclosed repair bays.

Staff supports a positive recommendation of the Variation request to allow for a 15 foot reduction of the required 25 foot front yard setback.

Staff recommends a discussion of the Variation request to increase the maximum permitted lot coverage, to consider a reduction in the number of parking spaces as a potential alternative to granting a Variation from the Zoning Ordinance.

- ATTACHMENTS**
- Exhibit 1 – Draft Findings of Fact – Special Use
 - Exhibit 2 – Draft Findings of Fact – Variations
 - Exhibit 3 – Plans and Elevations

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
LOT 5 OF MENARD'S SUBDIVISION – DISCOUNT TIRE
SPECIAL USE – MOTOR VEHICLE SERVICE SHOP

I. Subject

Consideration of a request by Todd Mosher of Atwell LLC (applicant) on behalf of Menard, Inc. (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance to allow a Motor Vehicle Service Shop in a B-2 Zoning District.

Specifically, the following items must be approved:

- Special Use from Section 110-5.9.3.k – Motor Vehicle Service Shop

II. Findings

On August 30, 2012 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Special Use. ___ objectors appeared and ___ written objections were filed.

The Development Commission has made the following findings regarding the Special Use request:

A. Public Health, Safety, and Welfare

The proposed use will not negatively impact the public health, safety or welfare of the community.

B. Surrounding Property Use and Value

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. The surrounding properties are developed with compatible uses.

C. Conformance with Comprehensive Plan

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The Comprehensive Plan designates this parcel for commercial use.

D. Development and Improvement of Surrounding Property

The proposed development will not impede the normal and orderly development and improvement of surrounding property. All adjacent parcels are currently developed.

E. Utilities, Access Roads, and Drainage

All utilities will be installed according to engineering regulations. Existing access roads provide safe and efficient on-site traffic flow.

F. Ingress and Egress to Public Streets

Ingress and Egress to the site from Irving Park Road is provided two existing internal access drives.

G. Conformance with Zoning Restrictions

The property is zoned B-2 Local Business District. With the exception of Variation requests to reduce the minimum front yard setback and increase the permitted maximum lot coverage, the proposed site plan and landscape plan are in conformance with the restrictions of the Zoning Ordinance.

H. Minimization of Adverse Effects

The site plan has been designed to minimize potential adverse impacts to surrounding properties. Surrounding uses are compatible with the proposed special use.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses generally depicted on the site layout plan and landscape plan, dated July 6, 2012, by Atwell.
2. Any vehicles stored on the premises overnight will be stored inside the building.
3. No outdoor display, sales, or storage of materials is permitted on this site.
4. No auto repair work is to be performed outside of the enclosed repair bays.

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
LOT 5 OF MENARD'S SUBDIVISION – DISCOUNT TIRE
VARIATIONS – SETBACK & LOT COVERAGE

I. Subject

Consideration of a request Todd Mosher of Atwell LLC (applicant) on behalf of Menard, Inc (property owner) for:

1. Variation from Section 110-5.9.5.k(1) to allow for a 15 foot reduction of the required 25 foot front yard setback, for a front setback of 10 feet
2. Variation from Section 110-5.9.5.c to allow for an increase in the maximum permitted lot coverage by 3%, from 75% to 78%

to permit the construction of a one-story commercial building on Lot 5 of the Menard's Subdivision on Irving Park Road.

II. Findings

On August 30, 2012 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Variation. ___ objectors appeared and ___ written objections were filed.

The Development Commission has made the following findings regarding the Variation request:

A. Unique Circumstances

The unique circumstances related to the Applicants proposed request are:

1. An irregularly shaped front lot line caused by the location of Menard's existing monument sign.
2. Portions of the subject property are currently developed along the back lot line and both side lot lines with internal access drives that serve Menard's and the surrounding outlot properties, and therefore reducing the amount of developable area.

B. Essential Character

Approval of the Variation request will not alter the essential character of the locality and is consistent with the Comprehensive Plan, which designates this property for commercial use. The surrounding properties are developed with compatible uses. The adjacent land uses to the north, south, east and west are zoned B-2 Local Business District.

C. Additional Considerations

1. Surrounding Topographical Conditions

There are no unique topographic conditions.

2. General Applicability

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 purpose of the variation is not based exclusively upon a desire to receive a greater economic return.

4. Cause of Hardship

1. The cause of hardship to the applicant is due to an unusual characteristic in the shape of the subject property that significantly reduces the front yard setback. At the southeast corner of the subject property, where the front lot line and the side lot line adjoin, a portion of the front lot line, approximately 55 feet in length, is recessed by 23.5 feet to allow the existing Menard's monument sign to remain on the adjacent property, which is occupied and owned by Menard's.
2. The cause of hardship is the existing impervious lot coverage on the subject property due to internal access drives.

5. Public Welfare

Granting the requested variation will not likely be detrimental to the public welfare or injurious to neighboring properties.

6. Public Safety, Property Values

Approval of the requested variation will not likely endanger the public safety, or impact property values.

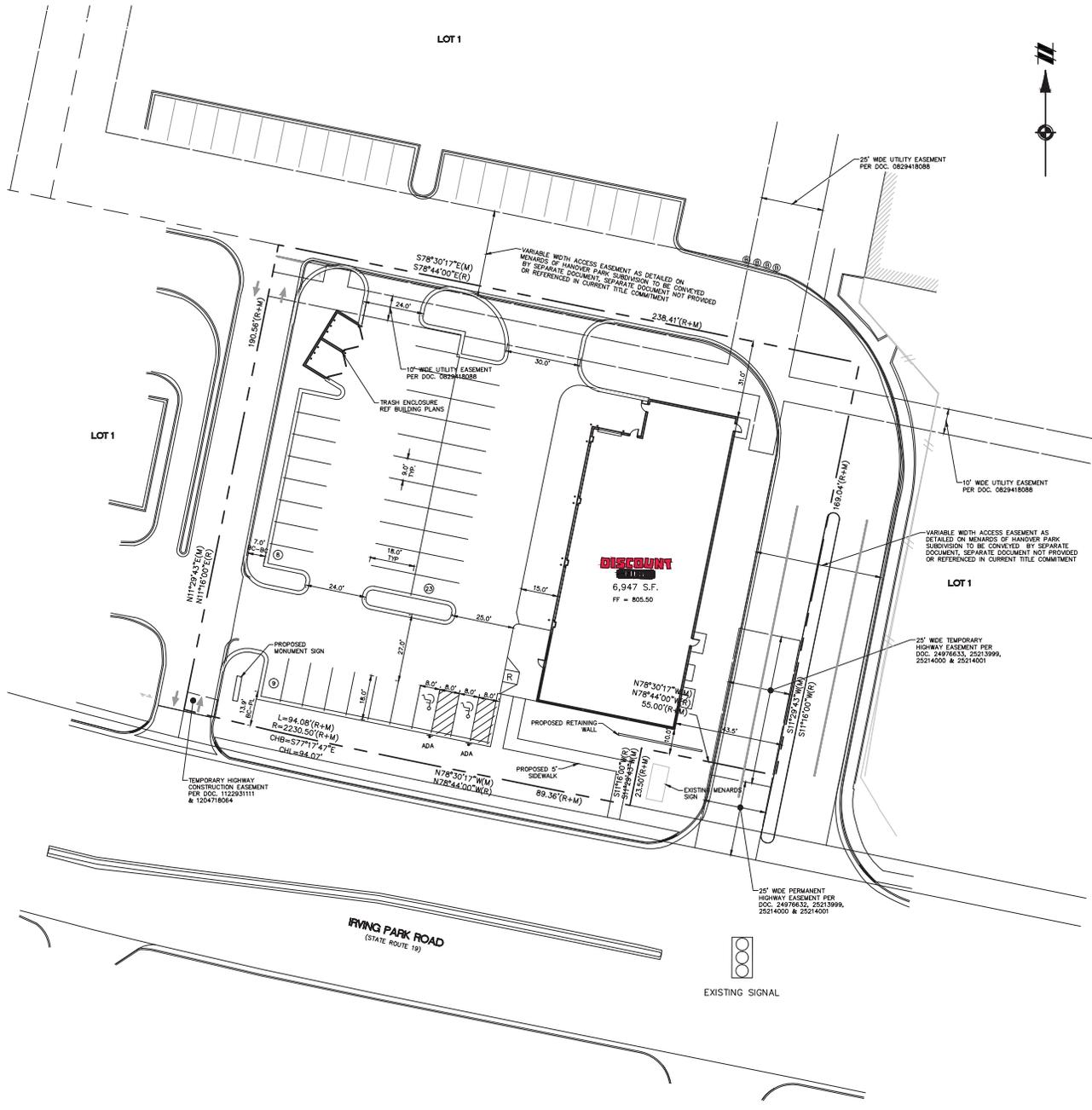
III. Recommendations

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

EXHIBIT 3

LEGEND

---	PROPERTY LINE
---	EXIST. CURB AND GUTTER
---	PROP. CURB AND GUTTER
---	EASEMENT LINE
⊙	PARKING SPACE COUNT
R	ADA RAMP WITH DETECTABLE WARNING
4	PROP. SIGN
ADA	PROP. ACCESSIBLE PARKING SPACE SIGN
45	PROP. STOP SIGN
BC	DIMENSION TO BACK OF CURB
PL	DIMENSION TO PROPERTY LINE



SITE DATA

ZONING	B-2
ACREAGE	1.02 ACRES (44,549 SF)
SETBACKS	FRONT 25' SIDE 10' REAR 25'
BUILDING	25' 0' 25'
PARKING	5' 0' 5'
IMPERVIOUS AREA	0.80 ACRES (34,821 SF) 78%

PARKING DATA

DISCOUNT TIRE	6,947 S.F. (1,692 S.F. RETAIL)
PARKING REQUIRED	27
PARKING PROVIDED	40

SPACING REQUIREMENTS

5 SPACES/2,000 S.F. OF RETAIL + 3 SPACES/SERVICE BAY
 THEREFORE: 5 SPACES/1,000 S.F. x 1,692 S.F. + 3 SPACES x 6 BAYS = 27 SPACES

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2012 ATWELL, LLC
 NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC

1000 West Lawrence Street, Suite 100, Chicago, IL 60606
 Phone: 773.399.1000
 Fax: 773.399.1001
 Website: www.atwell.com

ATWELL
 PRELIMINARY ENGINEERING
 SITE LAYOUT PLAN

SECTION 30
 TOWN 41 NORTH, RANGE 10 EAST
 VILLAGE OF HANOVER PARK
 COOK COUNTY, ILLINOIS

DISCOUNT TIRE CO.
 IRVING PARK ROAD
 HANOVER PARK, IL
 PRELIMINARY ENGINEERING
 SITE LAYOUT PLAN

CLIENT: DISCOUNT TIRE CO.
 DATE: 07/06/2012

REVISIONS

ATWELL

SCALE: 0 10 20
 1" = 20 FEET

DR. REK CH. TM
 P.M. TM
 BOOK ---
 CAD FILE: 12000806C-02-L
 JOB: 12000806
 FILE CODE: ---
 SHEET NO. C-02

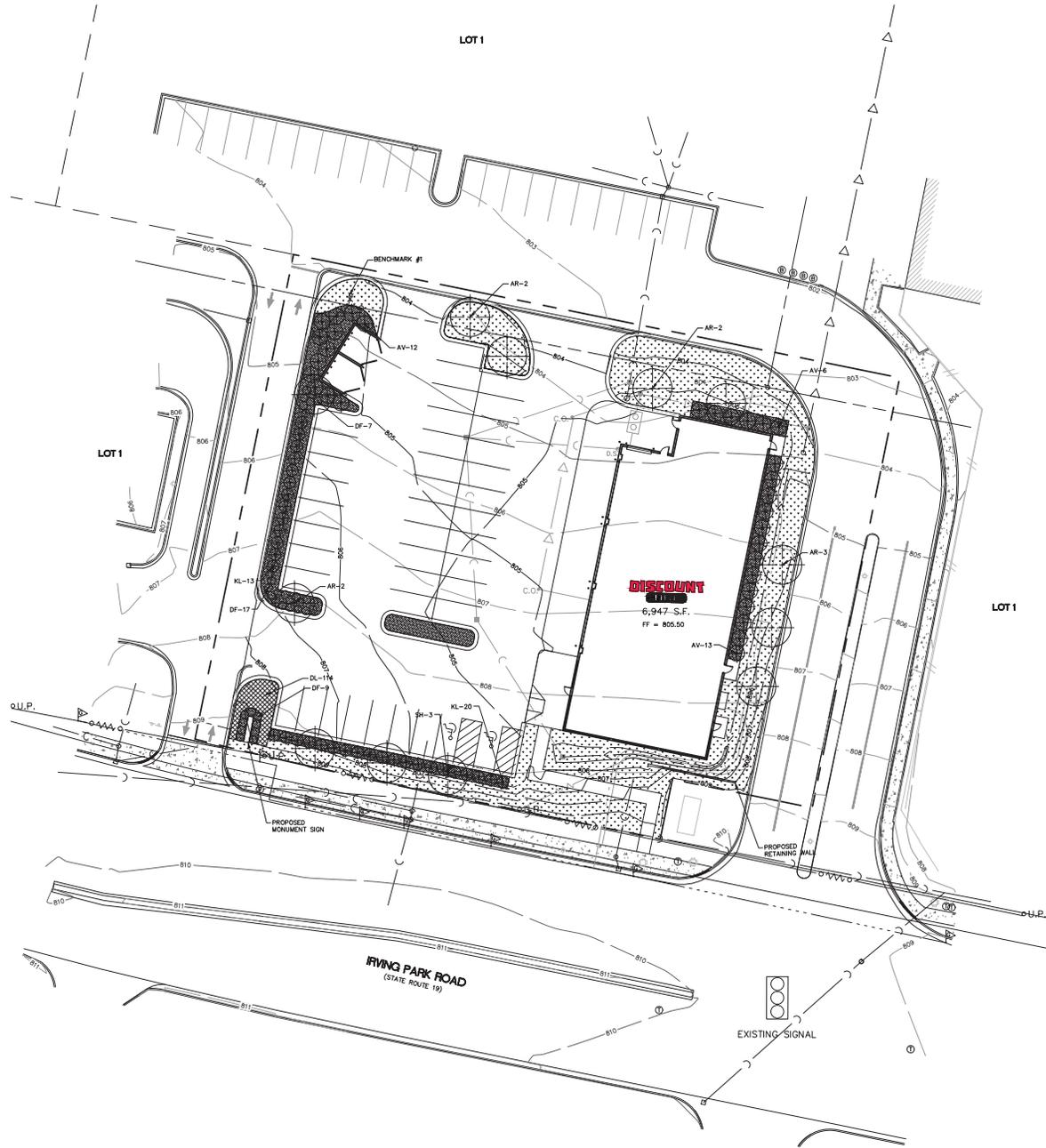
EXHIBIT 3

LEGEND

-  PROPOSED SHADE TREE
-  PROPOSED SHRUB
-  PROPOSED PERENNIAL
-  PROPOSED SEED
-  PROPOSED MULCH
-  PROPOSED GROUND COVER

SITE PLANT SCHEDULE

SHADE TREES				
KEY	QTY.	SPECIES	SIZE	REMARKS/SPEC.
AR	9	Armstrong Red Maple	2" Cal.	B&B
SH	3	Skyline Honey Locust	2" Cal.	B&B
SHRUBS				
KEY	QTY.	SPECIES	SIZE	REMARKS/SPEC.
AV	31	Arrow Wood Viburnum	30" ht.	6" O.C.
KL	33	Mis Kim Korean Lilac	24" ht.	4.5" O.C.
PERENNIALS				
KEY	QTY.	SPECIES	SIZE	REMARKS/SPEC.
DF	33	Dwarf Fountain Grass	2 Gal.	3" O.C.
DL	114	Daylilies	1 Gal.	18" O.C.



811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2012 ATWELL, LLC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC

Lead Development & Road Design
Power & Energy
Telecommunications
Infrastructure & Field Work
Offices in NORTH AMERICA AND AFRICA
1245 600 South Tower, Suite 1100
Chicago, IL 60605
Phone: 312.464.0000
Fax: 312.464.0000

ATWELL

SECTION 30
TOWN 41 NORTH, RANGE 10 EAST
VILLAGE OF HANOVER PARK
COOK COUNTY, ILLINOIS

DISCOUNT TIRE CO.
IRVING PARK ROAD
HANOVER PARK, IL
PRELIMINARY ENGINEERING
LANDSCAPE PLAN

CLIENT
DATE 07/06/2012

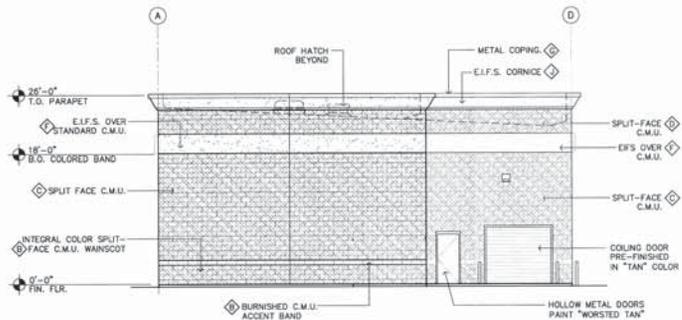
REVISIONS

ATWELL

SCALE 0 10 20
1" = 20 FEET

DR. REK OL. TM
P.M. TM
BOOK ---
CAD FILE: 12000806C-05-LS
JOB 12000806
FILE CODE: ---
SHEET NO. C-05

EXHIBIT 3



NORTH ELEVATION

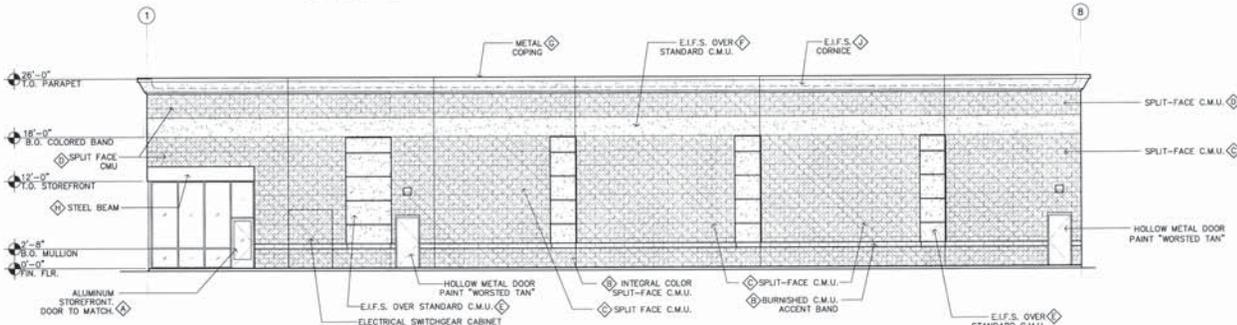
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (Irving Park Rd)

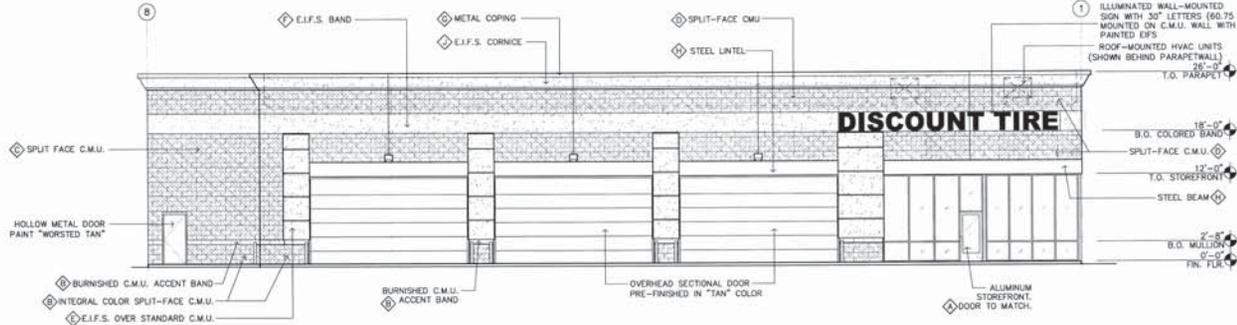
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
◆	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
◆	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH "WORSTED TAN"
◆	GRAY SPLIT-FACE C.M.U. PAINTED TO MATCH "WORSTED TAN"
◆	GRAY SPLIT-FACE C.M.U. PAINTED TO MATCH "ANTIQUE WHITE"
◆	SHERWIN WILLIAMS PAINT - SW 6119 "ANTIQUE WHITE"
◆	EIF.S. BAND PAINTED TO MATCH "BURGUNDY"
◆	METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "TAN" COLOR
◆	EXPOSED STEEL PAINTED TO MATCH "WORSTED TAN"
◆	EIF.S. PAINTED TO MATCH "WORSTED TAN"



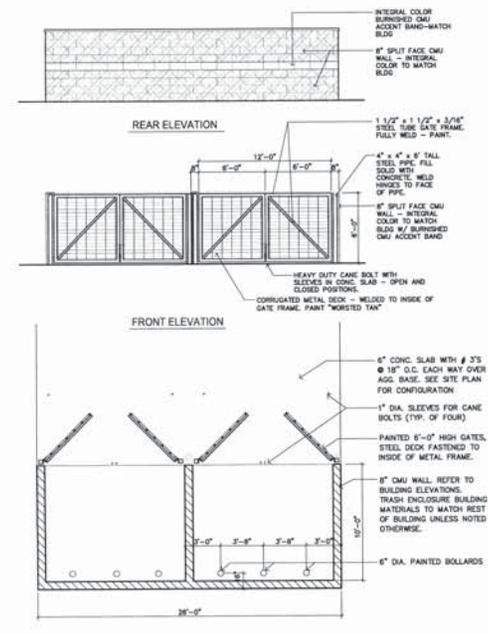
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN/ELEVATIONS

SCALE: 1/8" = 1'-0"



THIS PLAN IS PROPERTY OF PEI ARCHITECTURE & ENGINEERING. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL ELEVATIONS

Irving Park Road & Barrington HANOVER PARK, IL 60103

JOB # A.120734

Date: 07.09.12

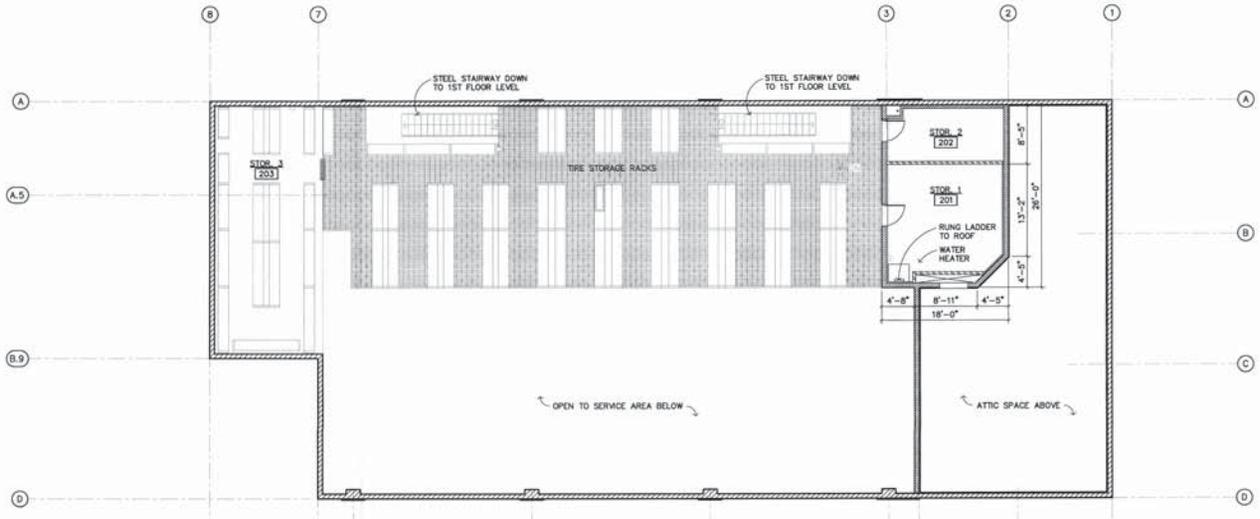


Sheet No.

A.2

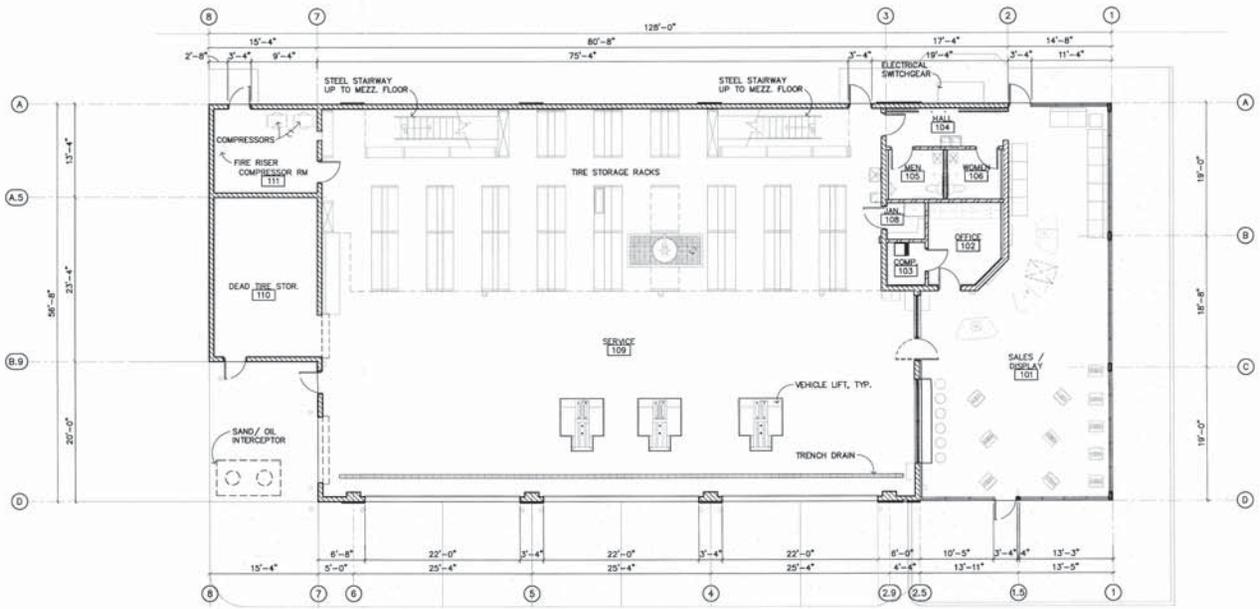
ALT - 1R

EXHIBIT 3



CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALT - 1R



THIS PLAN IS PROPERTY OF PFI ARCHITECTURE & ENGINEERING. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISSEMINATED DIRECTLY OR INDIRECTLY AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF BIDDINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSIDERED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL FLOOR PLANS

Irving Park Road & Barrington
HANOVER PARK, IL 60103

JOB # A.120XXX

Date: 07.09.12



114 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
P (714) 388-1333 F (714) 265-1834
www.plumpgroup.com

Sheet No.

A.1

110

EXHIBIT 3

ALTA/ACSM LAND TITLE SURVEY

OF
PART OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

11 10

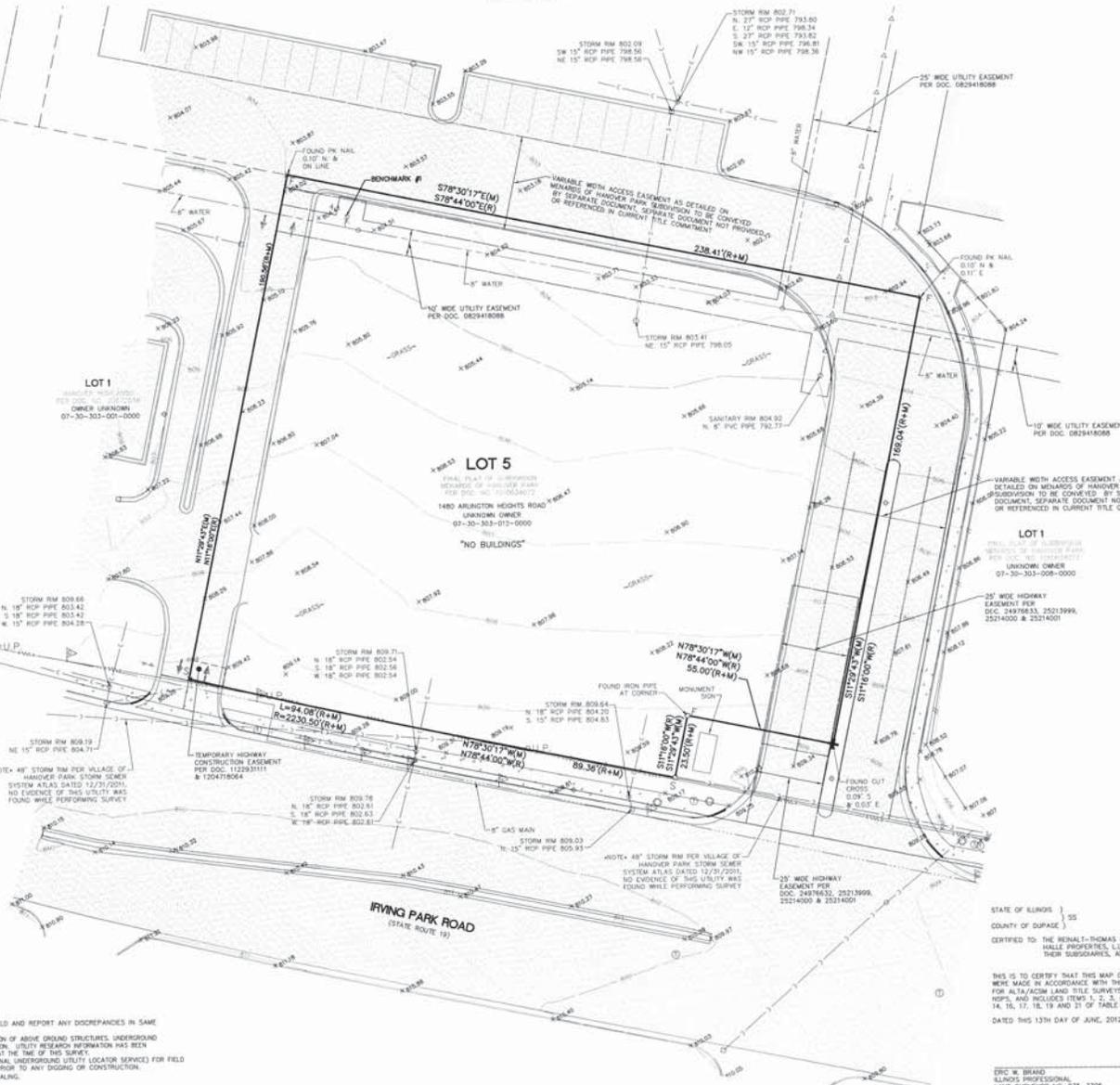


LEGEND

- + FOUND CUT CROSS
- + S SET IN NAIL
- + S SET IN NAIL
- + S SET IN NAIL
- + S FOUND IRON PIPE
- + S EXISTING MANHOLE/CAUTION SIGN
- + S EXISTING HYDRANT AND SHUTOFF
- + S EXISTING LIGHT POLE
- + S EXISTING SIGNAL
- + S EXISTING SIGN
- + S EXISTING TRAFFIC SIGNAL HANDLE
- + S EXISTING TRAFFIC SIGNAL
- + S EXISTING UTILITY POLE
- + S EXISTING CURB LINE WITH DUBOIRON
- + S EXISTING FENCE
- + S EXISTING OVERHEAD ELECTRIC LINE
- + S EXISTING UNDERGROUND SANITARY LINE
- + S EXISTING UNDERGROUND STORM LINE
- + S EXISTING UNDERGROUND WATER LINE
- + S EXISTING UNDERGROUND GAS LINE
- + S EXISTING CONCRETE
- + S EXISTING ASPHALT
- + S EXISTING BUILDING

- BENCHMARKS**
- SITE BM 1 = CHISELED "Y" IN ANCHOR BOLT OF HYDRANT IN NORTHWEST CORNER OF SITE
ELEVATION = 806.51 (NAVORS)
 - SITE BM 2 = CHISELED "Y" IN ANCHOR BOLT OF HYDRANT 3165.00 FEET WEST OF BM 1
ELEVATION = 806.18 (NAVORS)
 - SITE BM 3 = (VILLAGE OF HANOVER PARK (BM 10)) CHISELED SQUARE ON METAL FLAG POLE
ELEVATION = 821.87 (NAVORS)
 - SOURCE BM = (VILLAGE OF HANOVER PARK (BM 1)) CHISELED SQUARE IN CONCRETE FLAG POLE
ELEVATION = 804.93 (NAVORS)

- THE SUBJECT PROPERTY IS CURRENTLY ZONED B-2 - GENERAL LOCAL BUSINESS DISTRICT (PER THE VILLAGE OF HANOVER PARK, ILLINOIS ZONING ORDINANCE)**
- YARD REQUIREMENTS:**
- 1) FRONT YARD: A FRONT YARD OF NOT LESS THAN 25 FEET.
 - 2) CORNER SIDE YARD: A CORNER SIDE YARD OF NOT LESS THAN 25 FEET.
 - 3) SIDE YARD: A SIDE YARD OF NOT LESS THAN TEN FEET, EXCEPT WHERE SUCH USE ADJUTS UPON THE SIDE OR REAR YARD OF A LOT IN A RESIDENTIAL DISTRICT, IN WHICH CASE THERE SHALL BE A SIDE YARD ON THE LOT IN THE B-2 DISTRICT OF NOT LESS THAN 30 FEET.
 - 4) REAR YARD: A REAR YARD OF NOT LESS THAN 25 FEET, EXCEPT WHERE SUCH USE ADJUTS UPON THE SIDE OR REAR OF A LOT IN A RESIDENTIAL DISTRICT, IN WHICH CASE THERE SHALL BE A REAR YARD ON THE LOT IN THE B-2 DISTRICT OF NOT LESS THAN 30 FEET.
- FLOOR AREA RATIO (FAR), MAXIMUM FLOOR AREA RATIO (FAR) SHALL BE 0.35.**
- MAXIMUM LOT COVERAGE: LOT COVERAGE SHALL NOT EXCEED 75 PERCENT.**
- MINIMUM LOT SIZE, MINIMUM LOT SIZE SHALL BE ONE ACRE.**
- MAXIMUM BUILDING HEIGHT, BUILDING HEIGHT SHALL NOT EXCEED 45 FEET.**



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

CERTIFIED TO: THE RENAULT-THOMAS CORPORATION, A MICHIGAN CORPORATION
HAILE PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND
THEIR SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNEES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
HPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8A, 8B, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 13,
14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

DATED THIS 13TH DAY OF JUNE, 2012.

ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2012



811 Know what's Below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2012 ATWELL
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL.

- GENERAL NOTES:**
- 1.) COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SUPERVISOR AT ONCE.
 - 2.) UTILITIES SHOWN HEREON ARE BY UTILITY LOCATION OF ABOVE GROUND STRUCTURES, UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UTILITY RESEARCH INFORMATION HAS BEEN REQUESTED FROM THE DGC, BUT NOT RECEIVED AT THE TIME OF THIS SURVEY.
 - 3.) CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - 4.) NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
 - 5.) FIELD WORK COMPLETED ON 05/23/2012.
 - 6.) THE ABOVE DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NO. 170302068A, MAP REVISED AUGUST 19, 2008.
 - 7.) OBSERVED PARKING SPACES ON SUBJECT SITE: 0 PARKING SPACES.
 - 8.) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT SITE AT TIME OF SURVEY.
 - 9.) THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

Land Development & Real Estate
Power & Energy
Water & Wastewater
Infrastructure & Transportation
Information & Technology
Environmental & Solid Waste
Water & Natural Resources



SECTION 30
TOWN 41 NORTH, RANGE 10 EAST
VILLAGE OF HANOVER PARK
COOK COUNTY, ILLINOIS

CLIENT
DISCOUNT TIRE COMPANY
ALTA/ACSM LAND TITLE SURVEY

DATE
06/13/2012

REVISIONS

SCALE 0" = 20'
1" = 20 FEET

DR. JCR [CH] REW
BY: E. BRAND
BOOK: 137
CAD FILE: 1200806AS-001
JOB: 1200806
FILE CODE: AS-0-01
SHEET NO:
1 OF 2



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Request for a Variation from the Hanover Park Zoning Ordinance for a six (6) foot reduction in the required 30 foot rear yard setback to permit the construction of a room addition to an existing, single-family detached residence at 1500 Ramblewood Drive.**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: August 30, 2012

REQUEST SUMMARY

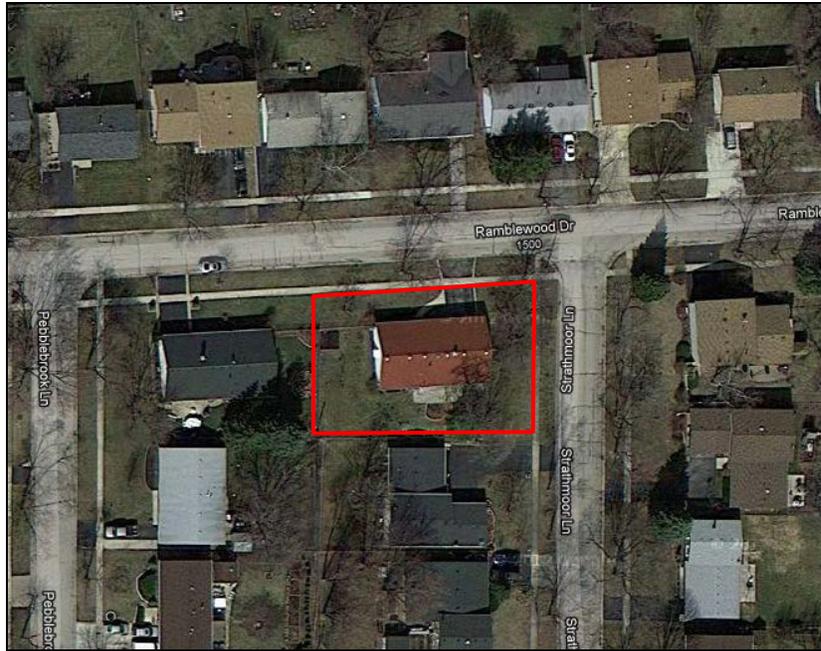
The following is scheduled for Development Commission review at 7:00 p.m. on August 30, 2012 in Room 214 of the Municipal Building, 2121 Lake Street:

A request by Delmer and Yvonne Neel for the following item at 1500 Ramblewood Drive:

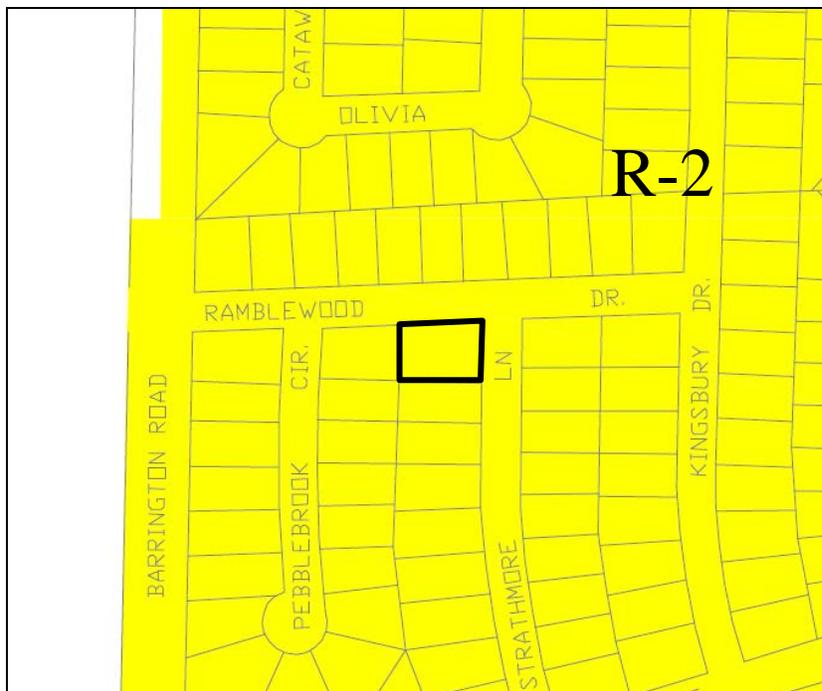
- Variation from Section 110-5.4.4.c(1) to allow for a six (6) foot reduction of the required 30 foot rear yard setback to permit the construction of an approximately 170 square foot room addition to an existing single-family, detached residence.

BACKGROUND

The subject property is zoned R-2 Single Family Detached Residential District and located on the southwest corner of the intersection of Ramblewood Drive and Strathmore Lane. The property is currently developed with a one-story residence. The adjacent properties to the north, south, east and west area also zoned R-2 Single Family Detached Residential District. The property has a legal nonconforming front yard setback of approximately 20.7 feet.



Aerial photo with subject property outlined



Zoning map with subject property outlined

DISCUSSION

The applicants are proposing to construct an approximately 170 square foot “sunroom” room addition in the rear yard of the subject property at a 24 foot setback from the property line instead of the required 30 foot setback. The applicant has indicated that there is a need for a variation due to unique circumstances caused by the location of the subject property on the corner of two public streets, and the orientation of the front of the building towards the longer dimension of the lot line, unlike the majority of residential buildings in this zoning district, which are oriented to face the shorter dimension of the lot line. The Zoning Ordinance

requires that corner lots in the R-2 Zoning District maintain setbacks of at least 30 feet in the front yard, the side yard abutting a public street, and the rear yard.

STAFF COMMENT

Staff finds that the applicants are subject to a hardship due to the unique circumstances of the subject property, and therefore meet the standards for a Variation. The location of the subject property at the intersection of two public streets requires a corner side yard setback of 30 feet instead of the 10 foot setback that is required of side yards not adjacent to a public street. These yard requirements, along with the orientation of the front of the existing building along the longer dimension of the lot line to the north, have caused the rear yard of the subject property to be unusually shallow in comparison to other properties in the R-2 Zoning District. These circumstances limit the potential for a first-floor addition in the rear yard of the subject property, where it is most feasible due to the floor plan of the existing building. The proposed rear yard setback of 24 feet will provide an adequate buffer area between the existing building on the subject property and adjacent property to the south, and it is greater than the required side yard setback of 10 feet that would apply if the existing building were oriented towards the shorter dimension of the lot line.

Staff finds that granting this Variation will not alter the character of the locality, nor will it be detrimental to the public welfare or injurious to the surrounding properties. With the addition of the proposed improvements, the existing building would remain in compliance with requirements for building height and maximum lot coverage in the R-2 Zoning District. The applicant has also indicated that the proposed room addition would be constructed of materials that are consistent with the existing building for aesthetic purposes.

RECOMMENDATION

Staff recommends a positive recommendation of the Variation.

ATTACHMENTS

Exhibit 1 – Draft Findings of Fact

Exhibit 2 – Site Plan, Elevations, Plat of Survey, Sample Photos

/bh

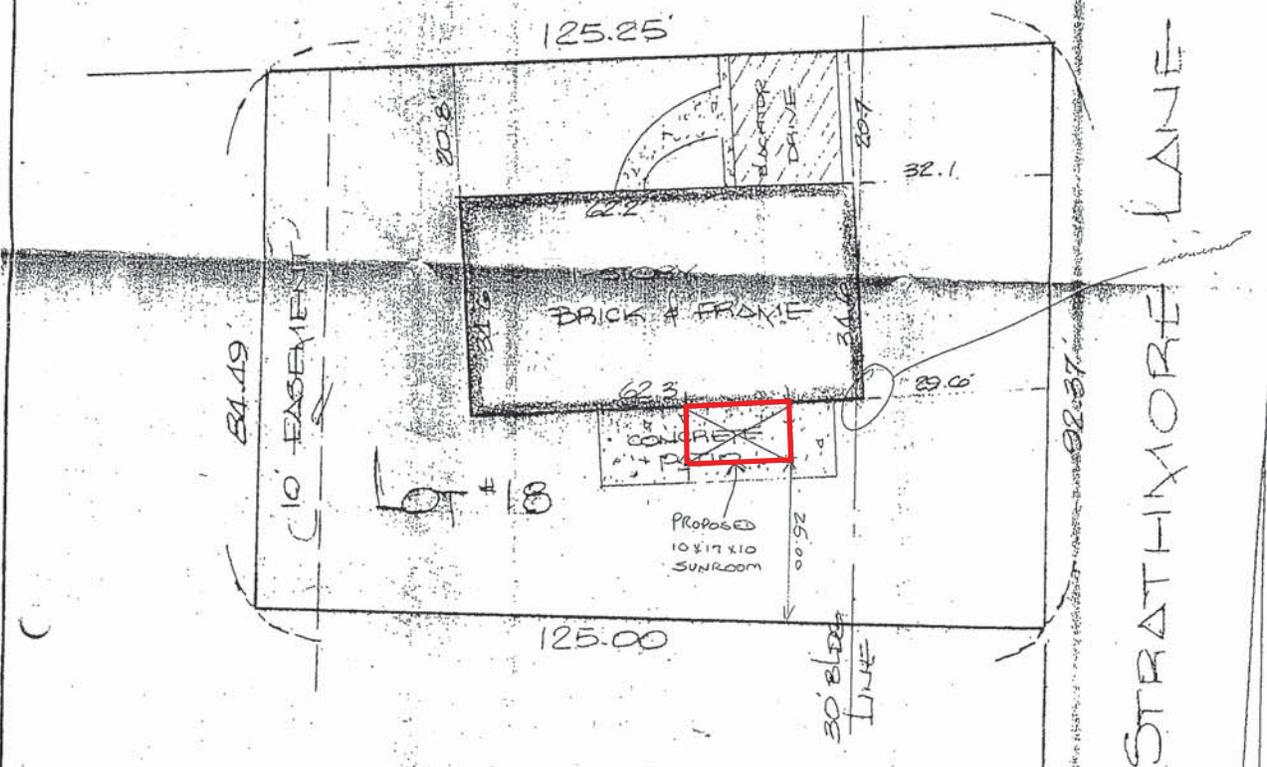
Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 18 in Block 56 in Hanover Highlands Unit No. 7, a subdivision in the Northwest Quarter of the Northeast Quarter of Section 30, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded October 18, 1967 as Document 20295106, in Cook County, Illinois.

RAMBLEWOOD DRIVE (#1500)

1012 owner
4512
Who will merge your
24th 3/21/80



DUNDEE ENGINEERING (312)428-2929
Dundee, Illinois

Scale: 1" = 20.0'

Ordered: Mfg. Hanover Mtg.

Owner: Neel

Page: 41-10-30D

Job: 29455M

STATE OF ILLINOIS
COUNTY OF KANE

88 APRIL 22, 1980

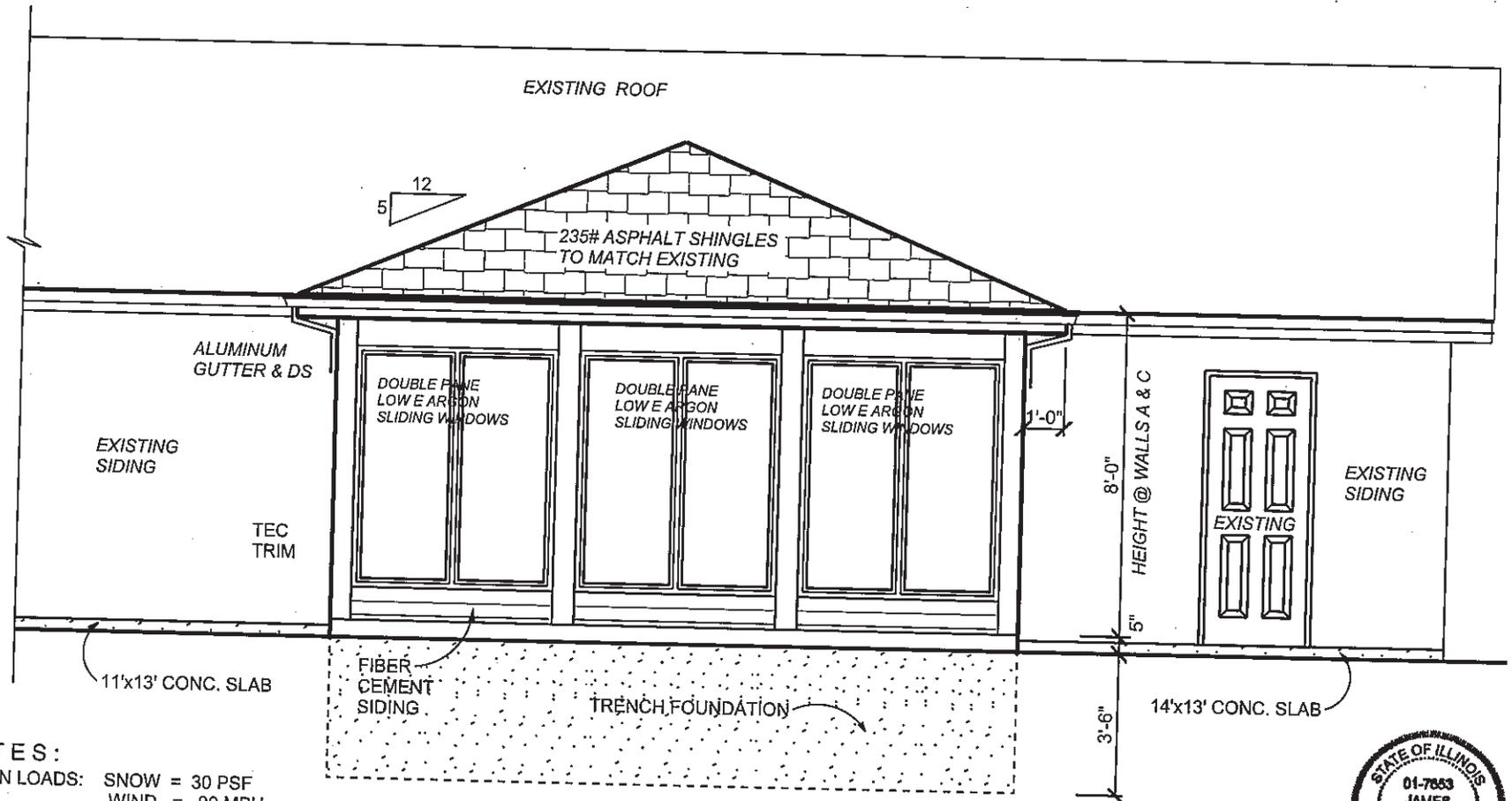
I hereby certify that I have surveyed the above described property and that the plat annexed correctly represents said survey.

Philip Whitehouse

Illinois Land Surveyor #35-1596



EXHIBIT 2



NOTES:
 DESIGN LOADS: SNOW = 30 PSF
 WIND = 90 MPH
 ALL FASTNERS & CONNECTORS
 TO BE HOT DIPPED GALVANIZED.
 ALL FLASHING TO BE AC2 APPROVED

Front Elevation

SCALE: 1/4" = 1'-0"



James R. Byrnes
 EXP. DATE: 11-30-2012

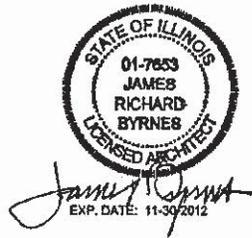
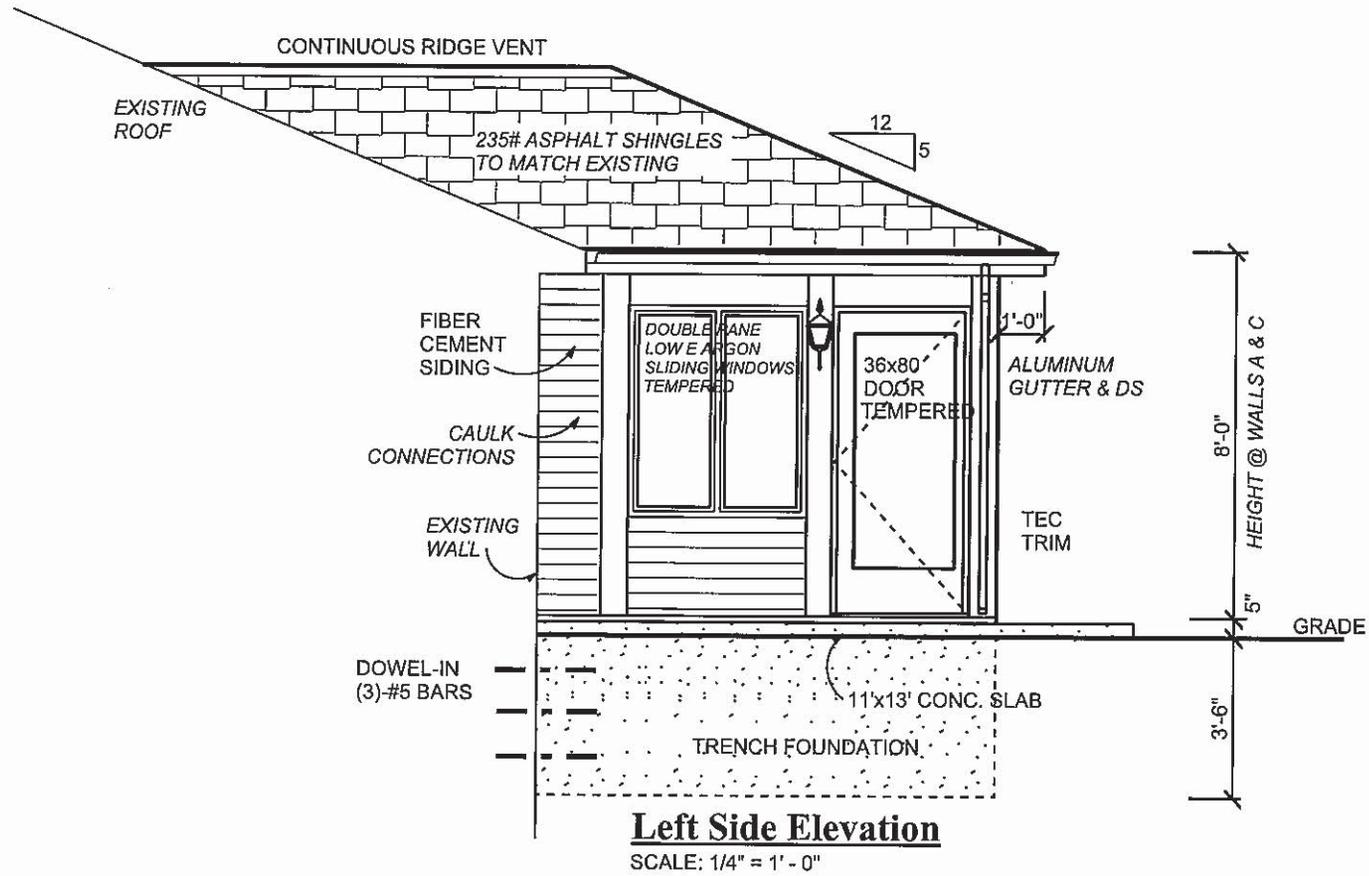
TimberBuilt™
 Rooms
 TimberBuilt, Inc. 3990 Commerce Drive
 St. Charles, Illinois 60174 Ph. (630) 443-7100

Front Elevation
 Mr. & Mrs. Neel
 1500 Ramblewood Drive
 Hanover Park, Illinois 60133

PROJECT: NEEL	REVISIONS:
DATE: 6-29-12	
DRAWN BY: J.R.B.	
CHECKED BY:	

1

EXHIBIT 2



TimberBuiltTM
Rooms

TimberBuilt, Inc. 3990 Commerce Drive
St. Charles, Illinois 60174 Ph. (630) 443-7100

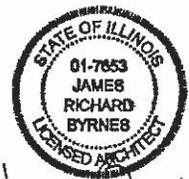
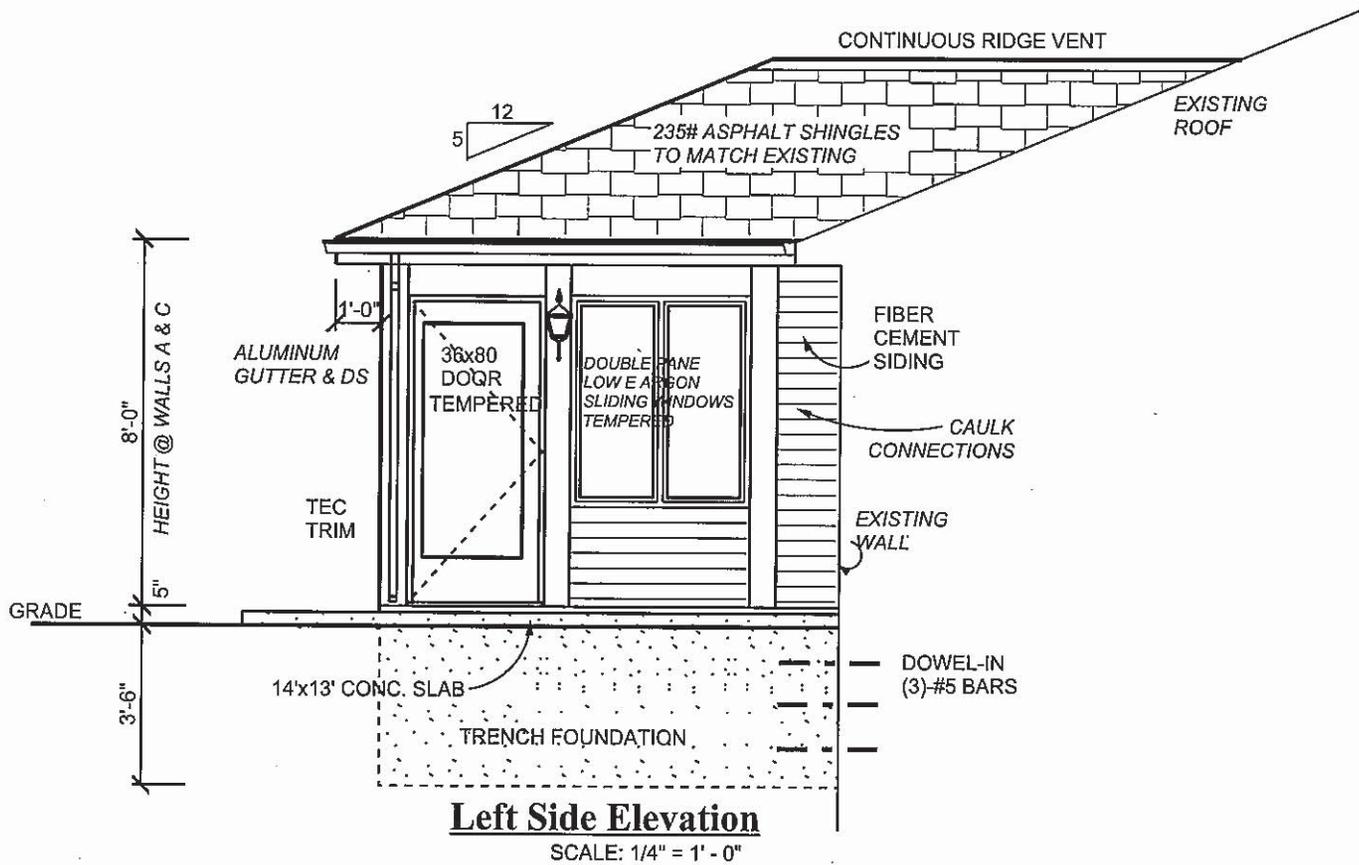
Left Elevation

Mr. & Mrs. Neel
1500 Ramblewood Drive
Hanover Park, Illinois 60133

PROJECT: NEEL	REVISIONS:
DATE: 6-29-12	
DRAWN BY: J.R.B.	
CHECKED BY:	

2

EXHIBIT 2



James R. Byrnes
EXP. DATE: 11-30-2012

TimberBuilt™
Rooms

TimberBuilt, Inc. 3990 Commerce Drive
St. Charles, Illinois 60174 Ph. (630) 443-7100

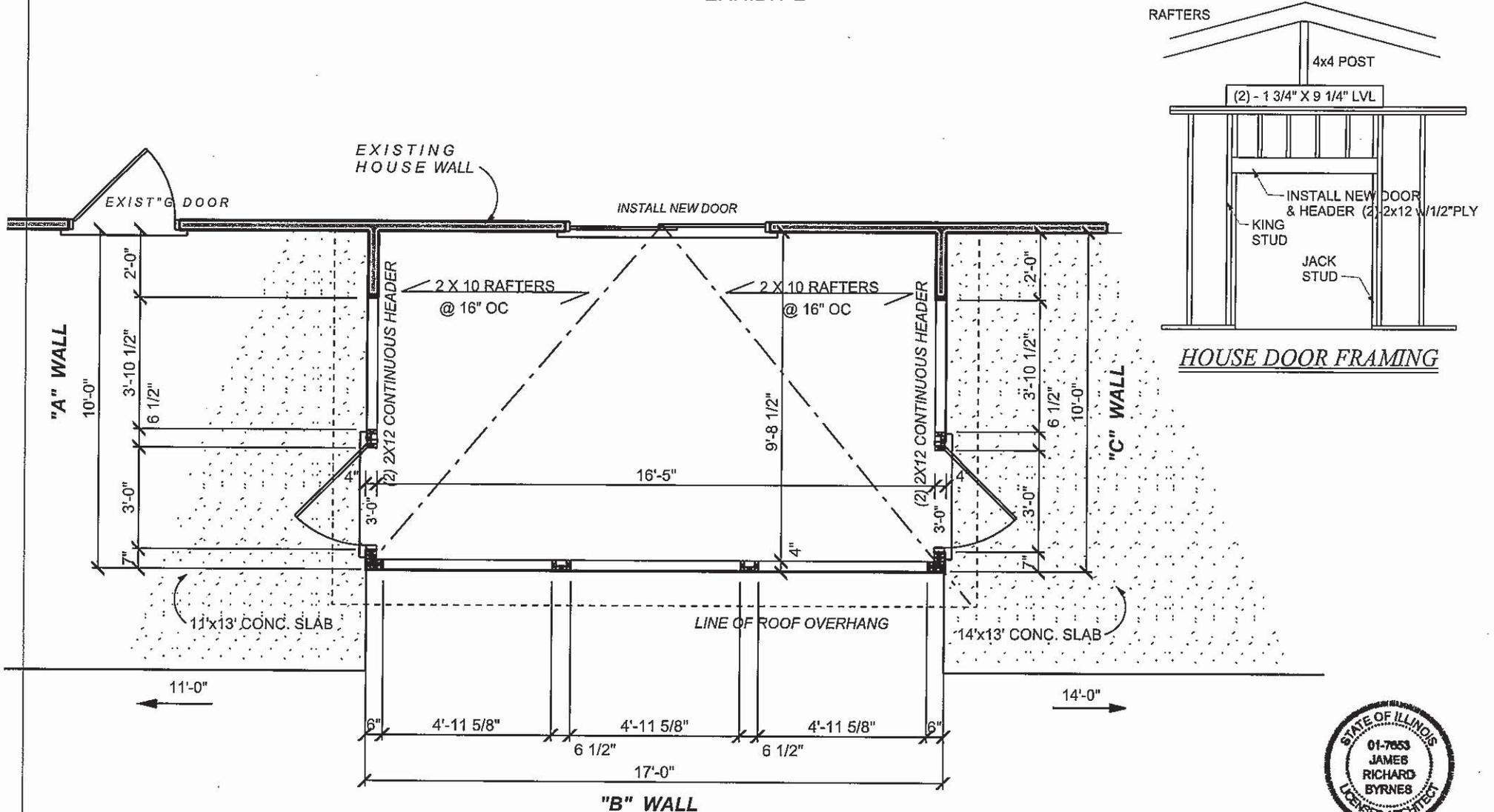
Right Side Elevation

Mr. & Mrs. Neel
1500 Ramblewood Drive
Hanover Park, Illinois 60133

PROJECT: NEEL	REVISIONS:
DATE: 6-29-12	
DRAWN BY: J.R.B.	
CHECKED BY:	

3

EXHIBIT 2



SUN ROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"



James R. Byrnes
EXP. DATE: 11-30-2012

TimberBuiltTM
Rooms
TimberBuilt, Inc. 3980 Commerce Drive
St. Charles, Illinois 60174 Ph. (630) 443-7100

First Floor Plan

Mr. & Mrs. Neel
1500 Ramblewood Drive
Hanover Park, Illinois 60133

PROJECT: NEEL	REVISIONS:
DATE: 6-29-12	
DRAWN BY: J.R.B.	
CHECKED BY:	

5

EXHIBIT 2

The TimberBuilt™ Sunroom.

TimberBuilt™ Sunrooms are truly a unique room for your home! Our customers keep saying that their TimberBuilt™ Sunroom is "the most used room in the house". The TimberBuilt™ Sunroom is a bright, cheery room addition that you are sure to love.



EXHIBIT 2



Designed to Enhance Your Home.

TimberBuilt™ Sunrooms are built with traditional building materials. Stick built and framed with lumber, we can design and build a room to blend with your house perfectly. A TimberBuilt™ Sunroom can be sided with cedar, vinyl, Hardiplank™, or other materials to match your existing house finish. We take the extra steps to ensure that the colors, wood grain patterns, shingles, and windows match your home so the transition from your home to your TimberBuilt™ Sunroom is seamless.

Interiors can be finished any way you can imagine. If you are trying to continue the same look as the rest of the house, drywall and trim can be installed. If you are looking for a more rustic feel to the room, rough cedar can be installed. The room can also be left unfinished on the interior if you are looking to do the finish yourself. All TimberBuilt™ Sunrooms come with electrical outlets, switches and a ceiling fan box.





**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: Development Commission Training Workshop

ACTION

REQUESTED: Approval Disapproval Information

MEETING DATE: August 30, 2012

REQUEST SUMMARY:

Hold a discussion to determine this Commission's desire to conduct a Plan Commission Training Workshop through the Chaddick Institute at DePaul University and the Illinois Chapter of the American Planning Association.

BACKGROUND

Communities often request a workshop when they have new members of the Commission or if they feel it's time for a refresher session.

DISCUSSION

The typical Workshop is three hours and interactive with participants encouraged to interrupt for questions and comments. They offer a PowerPoint, and check prior with staff on any specific topics they would like covered. The Workshop would be at the Village and can be held on weekday evenings starting at 6 or 7 p.m. or on a Saturday morning.

The workshop fee is \$500 and includes handouts, a copy of the PowerPoint and a certificate of completion. Participants will be asked to complete a brief evaluation form at the conclusion of the workshop.

They recommend we request a date that best suits our needs, and they have found that the best date is typically the date of a scheduled commission meeting (assuming that we do not have other business that night). They request we give them a firm date about one month ahead of time. If we set a date and a case gets scheduled for that date, they are flexible with changing the workshop date.

RECOMMENDATION

If this Commission agrees to hold a Plan Commission Training Workshop and, if a date and time is determined, staff will contact Chaddick Institute for Metropolitan Development for confirmation. As no public hearings have been requested for the regularly scheduled meeting of September 13, 2012, Staff recommends that the Development Commission consider this date for training.

ATTACHMENTS

Program Brochure



APA IL creates training opportunities and brings them to planning officials around Illinois. All planning officials work hard reading packets, reviewing cases, conducting public hearings, and considering policy matters; but they rarely get the chance to sit back and look at the big picture of what they do and the significance it has to the communities in which they live. Also, most officials are not professionals in the planning or development fields and can benefit from a bit of extra training on the topic. Even seasoned commissioners appreciate the chance to step back from the task of plan review and approval, learn what's new in planning, and discuss their role with fellow commissioners.

The APA-IL has teamed up with the Chaddick Institute for Metropolitan Development at DePaul University to provide trained faculty that lead planning officials through an in-depth curriculum that includes:

- Planning History
- Tools of the Trade - master plans, zoning codes, etc.
- Role of the Commissioners
- Role of Others in the Process
- Basics of "Findings of Fact"
- Open Meetings/Ethics
- Regional Planning
- Special Topics - a custom-built to include particular issues that a community would like to cover. Examples include: site plan review, sustainability, design review, affordable housing, economic development, or transit oriented development.

Contact APA-IL Planning Officials Development Committee Chair, Michael Blue, FAICP at podo@ilapa.org, for more information on training opportunities



PLANNING OFFICIALS DEVELOPMENT

APA IL creates training opportunities and brings them to planning officials around Illinois. All planning officials work hard reading packets, reviewing cases, conducting public hearings, and considering policy matters; but they rarely get the chance to sit back and look at the big picture of what they do and the significance it has to the communities in which they live. Also, most officials are not professionals in the planning or development fields and can benefit from a bit of extra training on the topic. Even seasoned commissioners appreciate the chance to step back from the task of plan review and approval, learn what's new in planning, and discuss their role with fellow commissioners.

The APA-IL has teamed up with the Chaddick Institute for Metropolitan Development at DePaul University to provide trained faculty that lead planning officials through an in-depth curriculum that includes:

- Planning History
- Tools of the Trade - master plans, zoning codes, etc.
- Role of the Commissioners
- Role of Others in the Process
- Basics of "Findings of Fact"
- Open Meetings/Ethics
- Regional Planning
- Special Topics - a custom-built to include particular issues that a community would like to cover. Examples include: site plan review, sustainability, design review, affordable housing, economic development, or transit oriented development.

Contact APA-IL Planning Officials Development Committee Chair, Michael Blue, FAICP at podo@ilapa.org, for more information on training opportunities



SESSION FEEDBACK

“Practical application of concepts was good. We were able to apply concepts directly to past cases. Good dialogue and discussion.” – Will County

“We can use the information from the session to get job done and avoid legal problems” - Niles

“The most useful parts of the training were the standards for variations and special uses; site plan review – what to cover and what not to cover” – Hoffman Estates

“It’s always good to review basics and interact with others doing the same type of work” – APA-IL Conference

“It reinforced my opinion that my staff and village take the proper actions” – APA-IL Conference

“That a commission is not focused on the technical – that we represent the community” – APA-IL Conference

“The sections about Open Meetings Act, findings of fact, special uses and variations were most useful” – APA-IL Conference

“The breakdown of real world applications and impacts boards have was good” – Franklin Park

“Thanks for the tight presentation and willingness to answer questions; nice presentation” – Belvidere County



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Discussion of the regulation of automatic changeable copy signs**

ACTION

REQUESTED: Approval Disapproval Information

MEETING DATE: **August 30, 2012**

REQUEST SUMMARY:

The following workshop topic is scheduled for Development Commission discussion at 7:00 p.m. on August 30, 2012 in Room 214 of the Municipal Building, 2121 Lake Street:

Regulation of automatic changeable copy signs, as outlined in:

- Chapter 6, Article I of the Municipal Code – *Advertising, In General*

Staff requests that the Development Commission discuss the existing regulations and make a recommendation to the Village Board related to whether such regulations should change and if so, how they should change.

BACKGROUND:

Based upon changes to technology and business desires, Staff recommends that the current regulations related to automatic changeable copy signs (electronic signs) be reviewed and updated as necessary. Current regulations are somewhat stringent and businesses and a church have expressed desire for more complex signs that reflect the display capabilities of current technology. In general, Staff would like to encourage creativity and investment by businesses. An update to regulations would permit this, while also ensuring that negative impacts are controlled.

Additionally, the Village will be displaying electronic messages on the new entryway sign along Barrington Road. Staff is currently formulating standards for display on this sign, which are expected to go beyond that permitted for private businesses. As a governmental sign, this sign is not subject to standard regulations. However, for consistency Staff recommends that regulations for private businesses be updated to be more in line with what the Village will be displaying.

DISCUSSION:

Current Regulations

Electronic signs that are capable of displaying multiple messages are referred to as *automatic changeable copy signs* in Chapter 6 of the Municipal Code, which regulates signage. Section 6-3 of this chapter requires that such signs adhere to the following conditions:

- One color is allowed for the changeable copy and it must appear on a black background
- No movement is allowed between messages
- Copy changes shall occur in no less than 90 second intervals
- Copy shall not advertise products or services not available on the lot where the sign is located.

In addition to these restrictions, the location of automatic changeable copy signs is restricted to:

- Freestanding signs for businesses not located in shopping centers, provided the maximum sign area for the freestanding sign is not exceeded and,
- Freestanding signs for shopping centers with 300 feet of frontage or more on an arterial street, provided the area of the automatic changeable copy sign does not exceed 25 percent of the maximum permitted sign area for the freestanding sign.

Automatic changeable copy signs are not allowed on church signs, which are regulated under the sections devoted to “Permitted Signs in Residential Districts.”

There were several changes to the existing automatic changeable copy sign regulations recommended in the proposed Unified Development Ordinance (UDO) that was drafted following the completion of the Comprehensive Plan. These include allowing all shopping centers, regardless of their frontage, to have 25 percent of their freestanding signs devoted to automatic changeable copy signs, and prohibiting automatic changeable copy signs for businesses not located in shopping centers. Due to planned changes associated with the Village Center Plan, the full UDO has not yet been adopted. When the UDO is adopted, any changes to automatic changeable copy signs may be incorporated.

Regulation Survey

The municipal codes of surrounding communities reflect a variety of approaches for regulating electronic changeable signs. A review of regulations that various municipalities have put in place revealed that most prohibit signs that move, flash, blink or contain animation. While all generally permit electronic message centers which display text and images, most do not permit full digital video displays. A summary of regulations from seven surrounding communities is summarized in the Table 1 below.

In regard to best management practices on this topic, an April 2008 article from the American Planning Association’s *Zoning Practice* titled “Practice Smart Sign Codes” offers some references for how municipalities are regulating the different forms of digital signs, and recommendations for what to consider when writing regulations for them. These recommendations are included in the Considerations section below.

Table 1 – Regulation of Electronic Changeable Signs

	Allowed	Permitted Locations	Size Restrictions	Copy Change Restrictions	Other
Addison	Yes	Districts: Business/ Professional, B1, B2, B3, B4, B5 on properties located on a major street.	Shall not exceed 40% of the total permitted sign area	Copy can change in no less than two second intervals.	Messages may dissolve or go blank and may either reappear in full display or solidify, no other special effects are allowed. Crawling messages are not allowed. Moving graphics are not allowed. Background colors or displays shall be allowed to change only when the message changes.
Bartlett	Yes	Only as time-temperature signs in business districts	No larger than 2' in one dimension and 4' in the largest dimension	Alternating time and temp signs shall change no more than once every seven seconds.	
Bloomingtondale	No				
Carol Stream	Yes	On any types of sign considered "permanent" in residential, business, office and industrial districts	Up to two-thirds of allowable sign area may be changeable	Messages cannot be changed more than every three seconds	Signs may not flash, blink or display images that might distract traffic
Roselle	Yes	Business, office and industrial districts - on plaza or directory signs	There is no restriction on the amount of a sign that can be devoted to an electronic sign. Permitted area is according to business district size restrictions.	For signs within 275' of an intersection with a traffic signal, messages may change no more than once every five seconds.	For signs within 275' of an intersection with a traffic signal, the color of the message shall not be red, yellow or green.

Schaumburg	Yes	Gas station pricing signs and properties with direct frontage on expressways.	450 square feet are permitted for each face of the sign, and must not exceed an aggregate gross surface area of 900 square feet.	Gas station electronic signs may not move or flash. No restrictions on properties fronting expressways.	Design limited to monument ground signs. Must not be located within 15' of any point of vehicular access.
Streamwood	Yes	Permitted by special use process, sign package is typically reviewed as part of approval process for new business	32 square feet	Messages must be static and change no more than once every 30 seconds.	No restrictions on multiple colors.

Considerations

It is recommended that when a jurisdiction is considering updating its sign ordinance, it should consider elements such as:

- Detailed definition of digital display signage with guidelines for design and aesthetics, including colors, pictures, and videos
- Message duration and transition
- A list of the zoning districts in which such signs are allowed and prohibited
- Restrictions on the placement of signs, such as their orientation to residential districts
- Limits on the percentage of a sign’s area that can be devoted to a digital display
- Restrictions on illumination levels during the day and after dark
- Public service announcements: some municipalities require that digital signage be used to display emergency information and amber alerts
- Process by which signs will be approved, whether it be by standard sign plan review or additional special use review

RECOMMENDATION

Staff recommends that the Development Commission discuss existing regulations for automatic changeable copy signs, considering elements such as permitted locations, permitted percentage of sign area devoted to automatic changeable copy, restrictions on the color of automatic changeable copy, and allowed frequency of copy changes. Following discussion by the Commission and Board, proposed new regulations (if necessary) would be brought before the Development Commission for a public hearing.

ATTACHMENTS

Exhibit 1 – Photos of automatic changeable copy signs



**Village of Hanover Park
Community Development Department**

ELECTRONIC CHANGEABLE SIGNS – PHOTOS



Bartlett High School



Bartlett Park District



Carol Stream Village Hall



Carol Stream Village Hall