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VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING
PD Community Room
Hanover Park, IL
Thursday, August 11, 2016
7:00 p.m.

1. **CALL TO ORDER: ROLL CALL**
Co-Chair Aird called meeting to order at 7:00 p.m.

PRESENT:	Commissioners:	James Aird, Arthur Berthelot, Joe Serauskas, Gary Rasmussen, Chairperson Virginia Wachsmuth
ABSENT:	Commissioners:	Scot Neil, Parthiv Patel, Patrick Watkins
ALSO PRESENT:		Director Shubhra Govind, Village Planner Patrick Ainsworth, Planning Intern Dan Osoba, Secretary Kathleen Arnold, Andrew Uttan – V3 Companies (applicant), 308 W. Erie, Suite 400, Chicago, IL 60603 Ray Nelson – Owner McDonalds, 22W421 Army Trail Rd, Addison, IL. 60101

2. **PLEDGE OF ALLEGIANCE:**

3. **ACCEPTANCE OF AGENDA:**
Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.
Voice Vote:
All AYES.
Motion Carried: Agenda Accepted.

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

5. **APPROVAL OF MINUTES**:
5-a. Regular meeting Minutes of May 12, 2016.
Motion by Commissioner Berthelot to approve the Minutes of May 12, 2016, seconded

by Commissioner Serauskas.
Voice Vote:
All AYES.
Motion Carried: Approved the Minutes of May 12, 2016.

6. **ACTION ITEMS**:

6-a. **Public Hearing:** to consider a request by Andrew Uttan (applicant) on behalf of McDonald's USA, LLC (property owner) for approval of a Special Use Amendment for a Drive-Through Restaurant in order to conduct site improvements and construct a small building addition located at 1050 Lake Street, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertained a motion to open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Rasmussen.
Voice Vote:
All AYES.
Motion Carried: Public Hearing Opened.

Village Planner Ainsworth presented a PowerPoint presentation and summary of the request before the Commission. He presented the location of the subject property, zoning history, land use, current zoning, and staff analysis to the Commission.

The Public Notice was published in the *Daily Herald* on July 26, 2016.

Chairperson Wachsmuth invited any attendees up to the podium to speak on this subject:

Sworn in: Andrew Uttan – V3 Companies (applicant), 308 W. Erie, Suite 400, Chicago, IL 60603

Andrew Uttan: presented McDonald's request for an amendment to an existing Special Use for a Drive-Through Restaurant. This McDonald's building was built in 1988 and a Play Place was added in 1995. Since then, no major improvements have been implemented. McDonald's Corporation has decided to invest in this location to bring it up to current McDonald's standards. The improvements will

be undertaken in two phases. Phase one will include the additional drive-through lane to add another order system with a small building addition where the pick-up window is located, relocation of the trash container, replacement of all lighting with LED fixtures and painting of the building exterior. The new ordering system will reduce wait times for the drive-thru customers. Phase two will be presented at a later date for the interior remodel of the building which is estimated to take place in 2018-2019.

Commissioner Berthelot asked about the existing sidewalks and what changes would be proposed.

Village Planner Ainsworth mentioned that the applicants will add a new sidewalk from the building to Arlington Drive East which will increase pedestrian connectivity.

Chairperson Wachsmuth the entrance to the drive-through as the current design forces pedestrians to cross in front of the cars in the drive-through lane. She asked how the new design addresses this issue.

Andrew Uttan responded that lane will be reconfigured which will eliminate that pedestrian to drive-through vehicles interaction.

Commissioners: No other questions or comments.

Chairperson Wachsmuth entertained a motion to close the Public Hearing.
Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.
Voice Vote:
All AYES.
Motion Carried: Public Hearing Closed.

Village Planner Ainsworth presented the Draft Findings of Fact and recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Roll Call Vote:

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

Motion Carried. Recommend approval to the Village Board.
Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for Special Use Amendment for a Drive-Through Restaurant in order to conduct site improvements and construct a small building addition located at 1050 Lake Street, Hanover Park, Illinois. from Section 110.5.9.3 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 to recommend approval of amendment to the Planned Unit Development with variations and forward to the Village Board for their consideration, seconded by Commissioner Rasmussen.

Roll Call Vote:

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

Motion Carried. Recommend approval.

7. **TOWNHALL SESSION**: None.
8. **OLD BUSINESS (NON-ACTION ITEMS: None**

9. **NEW BUSINESS (NON-ACTION ITEMS):**
   9-a. Feedback on revised Site Plan (including separate entrance for commercial pad) for Mixed Use Development including (Senior Housing and commercial) for

property located at 900 Irving Park Rd.

Commissioners discussed and concluded the neighbors should be informed and recommend a Special Board Meeting be conducted and to also include the Development Commissioners.

9-b. Community Development Update
Various updates were discussed.

10. ADJOURNMENT:
Motion by Commissioner Berthelot, seconded by Commissioner Rassmussen.
Voice Vote:
All AYES.
Motion Carried: Meeting adjourned at 7:53 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 11th day of August 2016

Virginia L. Wachsmuth

Virginia Wachsmuth, Chairperson