

**Village of Hanover Park**

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

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Village President

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Village Manager

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

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

**Thursday, July 14, 2011**

**7:00 p.m.**

**MINUTES**

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

Chairman Bakes called the meeting to order at 7:02 p.m.

PRESENT:	Commissioners:	Arthur Berthelot, Philip McBride, Virginia Wachsmuth, Patrick Watkins, Chairman Jeffrey Bakes
ABSENT:	Commissioners:	Mark Mercier, Scot Neil, Roy Pouse,
ALSO PRESENT:		Trustee Ed Zimel, Jr., Village Planner Katie Bowman, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept Agenda as presented, seconded by  
Commissioner Watkins.

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 June 9, 2011.

Motion by Commissioner Wachsmuth to approve the Minutes, seconded by



Commissioner McBride.

Voice Vote:

All AYES.

**Motion Carried:** Minutes approved.

**6. ACTION ITEMS:**

Chairman Bakes entertained a Motion to Open the public meeting.

Motion by Commissioner McBride to open the taking of public testimony, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

**Motion Carried:** Public meeting opened.

- 6-a. Consider a request by Derek McGrew (Petitioner) on behalf of the Hanover Park District (property owner) for a Special Use Amendment and Variance from the Village of Hanover Park Zoning Ordinance to allow a wireless communications facility (non Village owned facility) and a 30 foot variance from the maximum 60 foot antenna height at 1700 Greenbrook Boulevard, Hanover Park, Illinois. (Public Hearing held 4/14/11, Agenda Item 61. Public Hearing Closed and Commission requested Petitioner come back with additional information.)

Petitioner Derek McGrew of Cellusite, LLC, 10701 Firelight Court, Noblesville, IN 46060 summarized his request to the Commission.

Chairman Bakes called on speakers Rosemary and John Brocato, 5755 Essex Court, Hanover Park, IL 60133.

Mr & Mrs. Brocato stated their concerns over the location of the wireless communication facility and possible, associated, health issues. Mr. & Mrs. Brocato provided the Commission with a packet of information that included the following articles:

- 1 Jan. 2010: Prevention "Is 'electrosmog' harming our health?"
- Detect & Protect "What is Electrosmog?"
- 28 Jan. 2011: mysurburbanlife.com "Carol Stream Public Library denies cell tower request"
- 14 Feb 2011: abclocal.go.com "Wilmette officials vote down new cell tower"
- 25 Aug. 2005: <http://articles.chicagotribune.com/2005-08-225/news> Schaumburg - "Bid for cell phone towers near schools is defeated"

Chairman Bakes turned the meeting over to the Commissioners.

Commissioner Berthelot – Concerned about aesthetics. Requested an increase of bollards on the east side of the tower.

Commissioner McBride – Requested the tower display a, lighted, U.S. Flag 7 days a week, 24 hour a day.

Commissioner Watkins – Thanked the petitioner for providing additional information.

Commissioner Wachsmuth – Verified the pole is grounded for lightening projection and stated people are giving up landlines and it is important to have coverage.

Chairman Bakes – Does the cell tower give out any more waves than a cell phone?

Mr. McGrew - The cell tower will give out more waves but at a 90ft height. The Telecommunication Act states that health affects is not something you can consider as a topic when it comes to approval or denial.

Chairman Bakes entertains a Motion to close the taking of testimony.

Motion by Commissioner McBride to close the taking of testimony, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

**Motion Carried:** Closed the taking of testimony.

Planner Bowman presented the Draft Findings of Fact and included additional conditions as noted by the Commission.

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 Watkins.

Roll Call Vote:

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

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

Chairman Bakes entertained a Motion to Approve the Petitioner's request based upon the Draft Findings of Fact.

Motion by Commissioner McBride to approve the special use amendment and variance, seconded by Commissioner Watkins.

Roll Call Vote:

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

**Motion Carried:** Special Use Amendment and Variance Approved.

- 6-b.** Public Hearing to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Sections 110-6.1.2.g and 110-6.6.1.m to permit one shed and/or storage building, not exceeding 400 square feet, in the R Single-Family Detached Residence District.

Village Planner Katie Bowman stated the Public Hearing was properly published on June 24, 2011 in the *Daily Herald*.

Village Planner Katie Bowman presented the Village's request for a Text Amendment.

Chairman Bakes addressed the audience wishing to speak on this issue. No response received.

Chairman Bakes turns the meeting over to the Commissioners.

Commissioner Watkins questioned whether this was discussed during Comprehensive Plan meetings.

Commissioner Wachsmuth: Requested adding clarification on proposed amendment.

Commissioner Berthelot: Requested clarification on amendment wording requesting that changes to both sections use same wording.

Commissioner McBride: Confirmed the 15ft height restriction.

Chairman Bakes entertains a Motion to Close the public taking of testimony.

Motion by Commissioner Wachsmuth to close the taking of public

testimony, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

**Motion Carried:** Close the taking of testimony.

Village Planner Katie Bowman states the Draft Findings of Fact.

Chairman Bakes entertains 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, Wachsmuth, Watkins, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Mercier, Neil, Pouse

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

Chairman Bakes entertains a motion to approve the Text Amendment presented by the Petitioner Village of Hanover Park.

Motion by Commissioner Wachsmuth to approve the Text Amendment, seconded by Commissioner McBride.

Roll Call Vote:

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

**Motion Carried:** Approved the Text Amendment.

Chairman Bakes entertains a motion to close the public hearing.

Motion by Commissioner McBride to close the Public Hearing, seconded by Commissioner Wachsmuth.

Voice Vote.

All AYES.

**Motion Carried:** Closed Public Hearing.

**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):** None.

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a.** Community Development Update: Village Planner Katie Bowman.

- Updated the Commission about an online Village Center Plan Survey and requested each Commissioner complete the survey.
- A Public Meeting to discuss the results of the survey is tentatively scheduled for Tuesday, Sept 13, 2011
- The Village will be holding a Developer's Incentive Showcase. On Thursday, July 21. Developers and Brokers are invited to this event featuring TIF incentives and available properties.
- At their August 4, 2011 Board meeting, the Board will be discussing a proposed amendment regarding church signs.
- The Village has received calls from a business wanting to build a car wash. Currently, Special Uses are required in the B2 district. Car washes are not permitted in the B1 District with or without a Special Use. This is proposed for discussion at the next Development Commission meeting. Staff is looking for feedback from the Commission.

**10. ADJOURNMENT:**

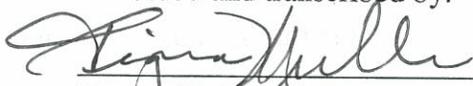
Motion by Commissioner McBride to Adjourn, seconded by Commissioner Wachsmuth.

Voice Vote:

All AYES.

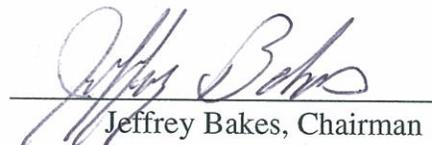
**Motion Carried:** Meeting adjourned at 8:17 p.m.

Recorded and transcribed by:



Regina Mullen, Secretary

On this 14 day of July, 2011



Jeffrey Bakes, Chairman