



Village of Hanover Park Administration

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

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JENNI KONSTANZER
JON KUNKEL
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING

Municipal Building, Room 214
Hanover Park, IL

Thursday, April 9, 2015

7:00 p.m.

AGENDA

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE:**
3. **ACCEPTANCE OF AGENDA:**
4. **PRESENTATIONS/REPORTS:** None
5. **APPROVAL OF MINUTES:**
 - 5-a. Regular meeting Minutes of February 12, 2015.
6. **ACTION ITEMS:**
 - 6-a. **Public Hearing:** to consider a request by Padraic O'Neil of Physician's Immediate Care (applicant) on behalf of the Menards, Inc. (property owner) for approval of a minor change to the Planned Unit Development Plat to add a Physician's Immediate Care tenant panel to Menard's southern monument sign on Irving Park Road.
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. Sign Code Workshop.
10. **ADJOURNMENT:**



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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, February 12, 2015 7:00 p.m. DRAFT MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called meeting to order at 7:01 p.m.

PRESENT: Commissioners: Arthur Berthelot, Scot Neil, Patrick Watkins,
Mark Mercier, Chairperson Virginia
Wachsmuth

ABSENT: Commissioners: James Aird, Gary Rasmussen

ALSO PRESENT: Director Shubhra Govind, Village Planner
Katie Bowman, Secretary Kathleen
Arnold, Inspector Tom Hatzold

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 December 11, 2014.

Motion by Commissioner Berthelot to approve the Minutes of December 11, 2014,
seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Approved the Minutes of December 11, 2014.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Padraic O’Neil, of Physician’s Immediate Care, for a Variance from the Village of Hanover Park Zoning Ordinance requirements to allow the addition of a tenant panel to Menard Center’s southern monument sign on Irving Park Road – for said tenant located at 7425 Barrington Road, Hanover Park, Illinois. – **Application Withdrawn**

Village Planner Bowman: Application withdrawn. Request will be submitted for a future meeting.

6-b. Public Hearing: to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance related to regulations pertaining to pawnbrokers, payday loans, title loans, Cash for Gold and other similar uses, throughout the Village.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Bowman presented a summary of the request before the Commission. Proposed new regulations, a map of locations of current businesses, table containing a survey of regulations in surrounding communities, past ordinances, and Draft Findings of Fact were presented to the Commission.

The Public Notice was published in the *Daily Herald* on January 29, 2015.

Chairperson Wachsmuth invited any attendees up to the podium to speak on this subject: None present.

Commissioner Berthelet read a prepared statement to commission: See attached Exhibit 4. In addition to his statement, he noted that he finds the concentration of these businesses to be a good thing, as it will encourage that they have more competitive rates and offer customers more choices. Feels the operations of the businesses should be regulated, rather than their locations.

Commissioner Neil no questions or comments.

Co- Chair Mercier confirmed the current zoning classification of the businesses being discussed. Questioned whether property title loans were offered in addition to payday loans.

Commissioner Watkins questioned what the reasoning is for the 1,000 ft distance separation. Staff responded that the separation was to prevent the geographic concentration of the businesses in an area.

Chairperson Wachsmuth questioned if this would impact existing businesses. Stated that the regulations are not a bad idea for concentration purposes. Staff responded that the regulations would apply to new businesses and expanding businesses.

Commissioners Watkins and Wachsmuth noted that they supported the way in which the proposed regulations do not prohibit these uses, but ensure that they are not concentrated in an area and provide the special use process to address their impacts.

Staff also asked Commissioners for any feedback on whether the total number of ‘alternative loan’ businesses should be limited and whether additional business license fees should be charged. It was noted that while such matters are not a part of Zoning Regulations or under the purview of the Development Commission, the Board may consider these types of regulations.

The majority of Commissioners did not find that a maximum number of businesses are necessary. They did not have any feedback on permit fees.

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.

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

Chairperson Wachsmuth entertained a Motion to approve the Draft Findings of Fact, as amended to note Commissioner Berthelot’s written statement, Motion by Commissioner Berthelot, seconded by Commissioner Watkins.

Roll Call Vote:

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

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

Chairperson Wachsmuth entertained a Motion to recommend approval of request for a text amendment to the Zoning Ordinance related to regulations pertaining to pawnbrokers, payday loans, title loans, Cash for Gold and other similar uses, throughout the Village, 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 Mercier to recommend approval of a text amendment to the Zoning Ordinance forward to the Village Board for their consideration, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:	Commissioners:	Mercier, Watkins, Chairperson Wachsmuth
NAYS:	Commissioner:	Berthelot, Neil
ABSENT:	Commissioners:	Aird, Rasmussen

Motion Carried. Recommend approval.

- 6-c. Public Hearing:** to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Section 110-5.9 B-2 Local Business District by adding gymnastic schools as permissible use, throughout the Village.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Chairperson Wachsmuth invited any attendees up to the podium to speak on this subject: None present.

Director of Community & Economic Development Govind presented a summary of the request before the Commission and Draft Findings of Fact.

The Public Notice was published in the *Daily Herald* on January 29, 2015.

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.

The Commissioners had no questions or comments and were supportive of the proposed text amendments.

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

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to recommend approval of a text amendment to the Zoning Ordinance Section 110-5.9 B-2 Local Business District by adding gymnastic schools as permissible use, throughout the Village and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to recommend approval of a text amendment to the Zoning Ordinance and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

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

Motion Carried: Recommended approval.

7. **TOWNHALL SESSION:** None.
8. **OLD BUSINESS (NON-ACTION ITEMS:** None
9. **NEW BUSINESS (NON-ACTION ITEMS):**
 - 9-a. **Director of Community & Economic Development Govind**
 1. **Village adopts new Building Codes** – Building codes have been updated to the 2012, International model building codes, unless as otherwise noted.
 2. **ComEd Monopole 5881 County Farm Road** – Village Board approved request for monopole at this location with the condition that the driveway be paved, consistent with requirements on similar properties in the past.
 3. **Homes for a Changing Region** – Kick off meeting held. When updates are ready they will be sent to the Commission.
 4. **Ribbon Cuttings** – Los Comales held a ribbon cutting/grand re-opening on Monday, February 9, 2015.
 5. **Fallas Discount Stores** – Soft opening scheduled for February 12, 2015 with a ribbon cutting in several weeks.
 6. **Business After Hours** – event is this Tuesday, February 17, 2015 from 5:00 – 7:00 p.m. at Village Hall.
 7. **1850 Army Trail Road** – Old Wendy’s is getting a facelift and a new restaurant will be opening soon.
 8. **Medical Marijuana** – To date we have not received any applications only inquiries.
10. **ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:
All AYES.

Motion Carried: Meeting adjourned at 7:50 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 12th day of February, 2015

Virginia Wachsmuth, Chairperson

February 12, 2015 Development Commission Meeting

I spent the better part of this past weekend, literally hours, reading and rereading my packet in preparation for tonight's meeting. Agenda item 6-b has a stench about it that is unbecoming of our Village in general and our voting bodies in particular. In a Free America people make decisions and take risks to start their businesses based on criteria ranging from filling a particular need to demographic studies. With a few exceptions I would guess our population to be mostly middle class to poor. We are not a wealthy community. As for the former I would submit to you that there has never been a greater need for these services than during this depressed Obamaconomy period (and I lived through the Nixon/Ford/Carter era). Imagine if you will a person renting an apartment, maybe sharing expenses so as to have a little spending money left from their meager paycheck, and their car breaks down and he or she can't come up with a couple hundred extra bucks NOW to get the car back. I don't think I've ever heard of a bank making any on the spot loans.

In the first paragraph of the Discussion section on page 1 it is stated "...the proliferation of such businesses has generally been found to bring a negative image to the areas in which they are located..." I would like to see the evidence, as in documents or study results that would back up such an outrageous statement. We have building codes that regulate appearance, including signage.

On the 2nd page someone assembled a ridiculous list of 10 businesses that lends me to believe that that particular someone is trying to get rid of T-Mobile or Gamestop Inc. And then there is the very last paragraph on the same page citing "The Zoning Code" with no compelling reason to change it.

On the top of page 3 it reads Staff Recommendation. While I usually agree and go along with the recommendations, there have been a few instances of disagreement. For example the Medical Marijuana and D license plate fiascos. However, this time I feel our government has overstepped its authority and crafted a way, if passed, in which to create a precedent in order to pick and choose winners and losers in our private sector now and in the future. I believe this practice has been reserved solely for the present occupant of the White House.

Just below the middle of the page it reads "The following regulations are recommended in order to better **manage** 'alternative loan' businesses" and then goes on to add definitions and regulations which could easily be construed as hoops that I see as obstacles to ensure these very necessary businesses go away.

While it can be helpful at times to reference what other surrounding communities are doing with certain given situations it is by no means a definitive way to ascertain the best practices to handle anything. In the years that I've sat on this commission this is the first time I've ever seen the morally and financially bankrupt city of Chicago referenced. Someone had to reach into the pit of muck beyond the elbow to find the proposed 1,000 foot buffer. Let's look at a 5 suite strip mall building and we'll put in Midwest Title Loan, Diamond Jewelry & Loan, T-Mobile, Gamestop Inc., and Rerun Trading Post. Question: What's wrong with this picture? Answer: **Absolutely Nothing**. Exhibit 2 needs to be totally discarded.

I don't necessarily detect anything sinister on the part of our staff but I know it can be hard to think about things in dynamic terms. Therefore, what we are seeing here is the presentation of a government solution in search of a problem. As commissioners we are asked to make decisions that will benefit our villages' people and businesses and as such say no to dangerous intervention. On page 1 under Background there are 3 questions posed for our consideration. I urge all commissioners to vote no to all 3 and leave everything as it is presently.

Commissioner Art Berthelot



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Public Hearing for Physicians Immediate Care to add signage to the Menard's Sign along Irving Park Road as a Minor Change to the Menard's PUD Plat**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: **April 9, 2015**

REQUEST SUMMARY:

The following is scheduled for Development Commission review at 7:00 p.m. on April 9, 2015 in Room 214 of the Municipal Building, 2121 Lake Street:

Request by Padraic O'Neil of Physicians Immediate Care (applicant) on behalf of Menard, Inc (property owner) for the following items at 7435 Barrington Road:

- Minor Change to the Planned Unit Development Plat, to add a tenant sign panel to the Menard's sign on Irving Park Road.

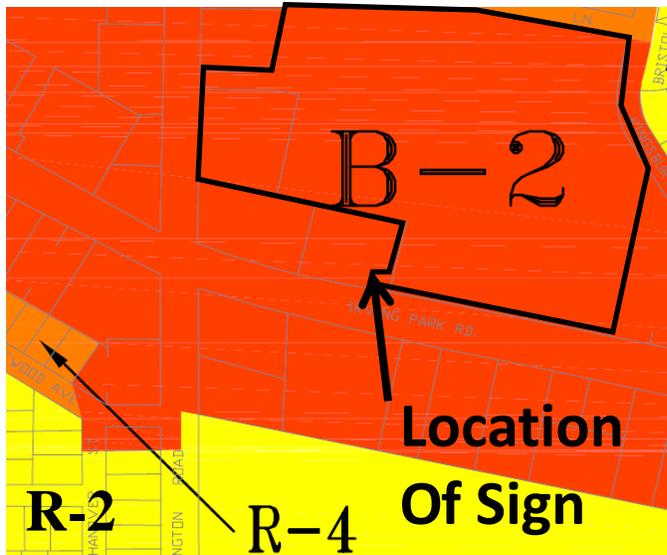
BACKGROUND

Location: The subject properties are located at the northeast corner of the intersection of Barrington and Irving Park Roads. Physicians Immediate Care is located at 7425 Barrington Road and Menard's is at 7435 Barrington Road ('subject properties'). The subject property is located within the Menards Planned Unit Development, which was approved as a Planned Unit Development Plat with a special use for a Planned Unit Development on June 30, 2005 by Ordinance O-05-30.

Zoning History: The Plat has had several minor changes to include various site plan and exterior changes through Ordinances O-08-06 and O-09-35. In 2013, Ordinance O-13-08 amended the PUD special use to add a special use for an automobile service station (propane filling station) and a minor change to the PUD Plat. The Plat was subdivided to create various lots, of which the subject properties are Lots 1 and 4, on April 1, 2010 by Resolution R-10-08. The construction of the Physicians Immediate Care building was approved in 2002 by Ordinances O-02-11 and O-02-12 as a PUD with a special use for a drive through for the original tenant (Krispy Kreme).

Land Use and Zoning: The property is zoned B-2 Local Business District. The adjacent land use to the north is R-4 Multi-Family Residence District, to the east is R-2 Single-Family Detached Residence District and B-2 Local Business District, to the south and west are B-2 Local Business District.

Current Request: The applicant proposes to install a Physician's Immediate Care tenant panel on the Menard's sign located at the entrance to the Menard's hardware store on Irving Park Road, east of Barrington Road. As the Physician's Immediate Care lot is a part of the overall PUD for the Menard's site, the sign addition is requested as a minor change to the approved PUD Plat, which included approval of the Menard's sign.



Zoning map with subject properties and location of sign



Aerial photo of subject properties

DISCUSSION

The applicant proposes to install a Physicians Immediate Care tenant panel on the freestanding shopping center sign located along Irving Park Road, east of Barrington Road. The sign currently has panels for the anchor tenant, Menard's, and another outlet along Barrington Road, McDonald's. The PUD approved sign variances and the existing sign is 15 feet in height with a 78 square foot area, which is larger than the 10 foot height and 64 square foot area permitted. The proposed tenant panel will be 12 square feet (2' x 6'), resulting in a sign area of 90 square feet. See below and Exhibit 1 for full sign diagram.

The applicant requests the minor change to the Menard's PUD so that persons in need of their services may better find them. The construction of the new Discount Tire Store building obstructs the view of their location. They also argue that due to their unique business use of immediate medical care, they need their patients to be able to find their location quickly and easily. They state that due to large amount of traffic and businesses in the area around Irving Park and Barrington Roads, they need additional wayfinding signage.



STAFF COMMENT

The development proposed will require a Minor Change to the Planned Unit Development (PUD) Plat on the property to increase the sign size variance by 12 square feet, from 78 to 90 square feet. Minor PUD changes are those which do not change the concept or intent of the development. A minor PUD change is found to be appropriate here, as the proposed signage is in keeping with the intent of the PUD as a shopping and service area and the design and intent of the sign. There will be no changes to the overall use and impact of the site, and specifically no change to the following: density, open space, roadways, ingress/egress, building locations, and use of existing structures.

PUBLIC COMMENT

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

RECOMMENDATION

Staff supports a positive recommendation of the Minor Change to the Planned Unit Development Plan, subject to the following conditions:

1. The new signage installed on the freestanding shopping center sign along Irving Park Road shall conform to the sign plan, dated November 12, 2014, by Image Signs.
2. Landscaping around the freestanding shopping center sign along Irving Park Road shall meet requirements of current Sign Code
3. As stated in Ordinance O-13-08, landscaping throughout the Menard’s site is to remain in conformance with the approved landscape plan by Menard, Inc., dated March 1, 2013.

ATTACHMENTS

- Exhibit 1 – Sign Plan
- Exhibit 2 – Application
- Exhibit 3 – Draft Findings of Fact

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
7435 BARRINGTON ROAD
MINOR CHANGE TO PLANNED UNIT DEVELOPMENT PLAT

I. Subject

Consideration of a request by Padraic O’Neil (applicant) on behalf of Menard, Inc. (property owner) for a Minor Change to the Planned Unit Development Plat pursuant to the Village of Hanover Park Zoning Ordinance.

Specifically, the following items must be approved:

- Minor Change to the Planned Unit Development Plat, to add a tenant sign panel to the Menard’s sign on Irving Park Road, from Section 110-4.6.7.b

II. Findings

On April 9, 2015 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Minor Change to the Planned Unit Development Plat. ___ objectors appeared and ___ written objections were filed.

The Development Commission has made the following findings regarding the request to make a minor change to the Planned Unit Development Plat:

Concept and Intent of Development

The proposed signage is in keeping with the approved Menard’s Planned Unit Development Plat and Special Use for the site and does not change the concept or the intent of the development. The signage will not impact the approved use of the site as a shopping center that includes a Menard’s hardware store anchor and various outlots that provide retail goods and services to area residents. The signage design is in keeping with the general sign design approved as a part of the development. The design and location of the new tenant panel is in keeping with the design and impact of the existing McDonald’s tenant panel.

III. Recommendations

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

1. The new signage installed on the freestanding shopping center sign along Irving Park Road shall conform to the sign plan, dated November 12, 2014, by Image Signs.
2. Landscaping around the freestanding shopping center sign along Irving Park Road shall meet requirements of current Sign Code
3. Landscaping throughout the Menard’s site is to be continually maintained and restored as needed to remain in conformance with the approved landscape plan by Menard, Inc., dated March 1, 2013, by Ordinance O-13-08.



72"

24"

physicians
immediate care



ROCKFORD
BELVIDERE
PH: 282-4141
FAX: 282-4157

SCALE

11/12/14

Notes: Hanover Park
Irving Pk. Rd.

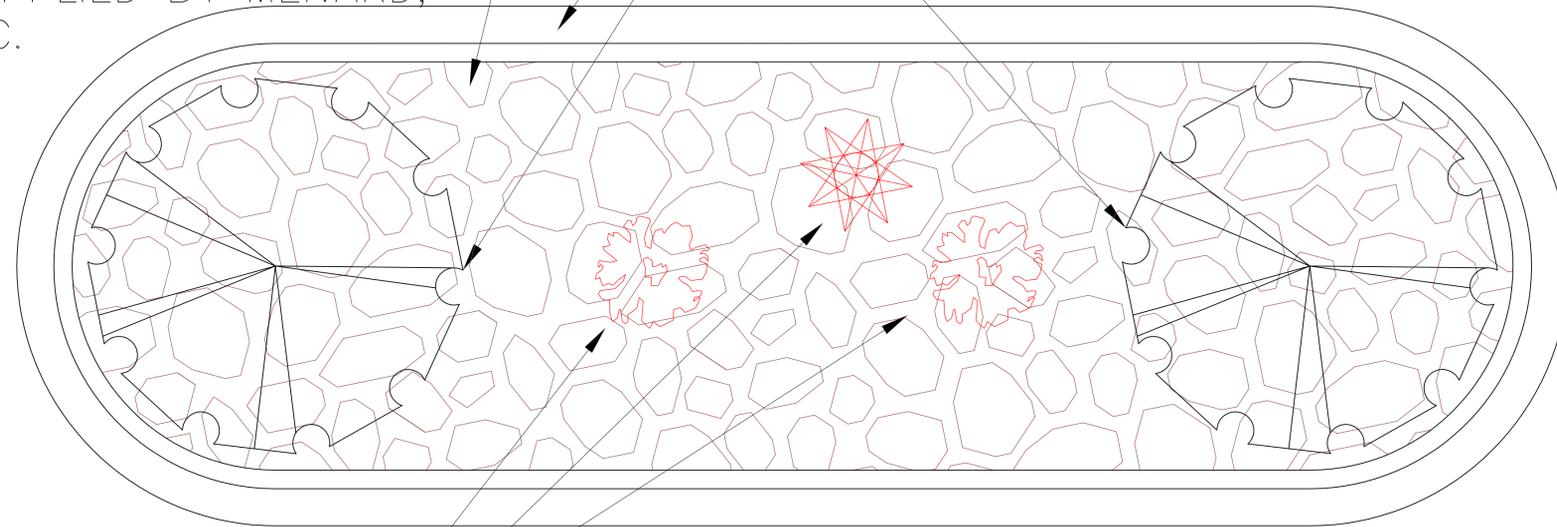
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CONCRETE CURB AND GUTTER

1 1/2"Ø WASHED RIVER ROCK 3" DEEP SUPPLIED BY CONTRACTOR OVER LANDSCAPE FABRIC SUPPLIED BY MENARD, INC.

(2) GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER', 'SHADEMASTER' HONEYLOCUST



(1) BERBERIS THUNBERGII, JAPANESE BARBERRY
 (2) SPIREA XBUMALDA, 'GOLDFLAME' SPIREA

NOTE:
 IRRIGATION SOAKER OR DRIP TYPE SYSTEM IN FRONT SIDEWALK PLANTERS AND FRONT TREE LOCATIONS.

NOTE:
 ISLANDS VARY IN SHAPE. IN ISLANDS WITH LIGHT POLES, ONLY THE TWO SPIREA XBUMALDA SHRUBS WILL BE INSTALLED. CENTER SHRUBS BETWEEN LIGHT POLE BASE AND TREE. SEE SITE PLAN.

4
 L2

TYPICAL ISLAND LANDSCAPE

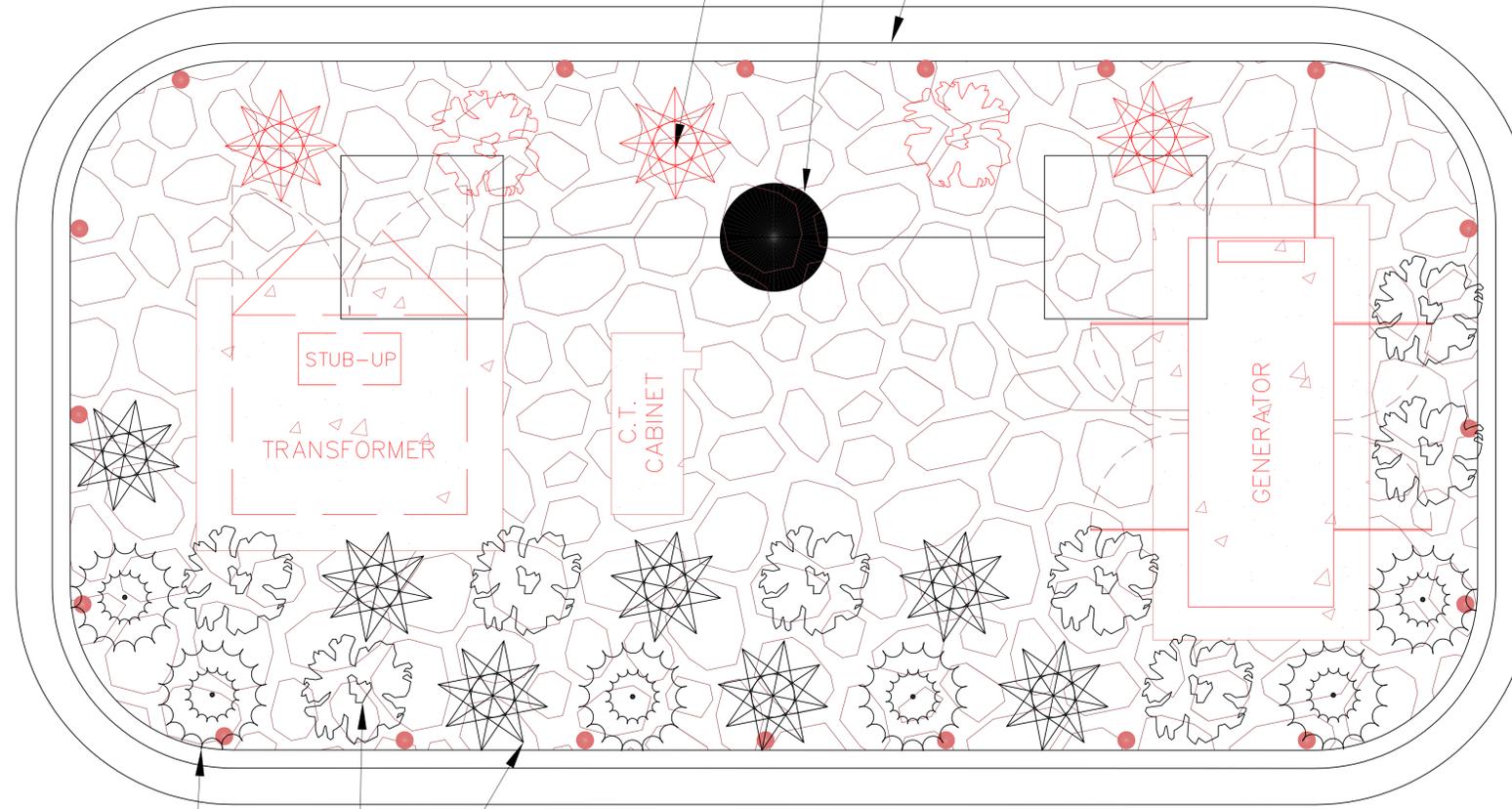
SCALE: 1/8" = 1'-0"

(REF. 1/L1)

1 1/2"Ø WASHED RIVER ROCK 3" DEEP SUPPLIED BY CONTRACTOR OVER LANDSCAPE FABRIC SUPPLIED BY MENARD, INC.

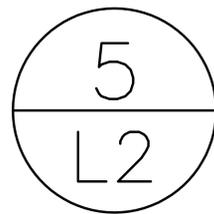
LIGHT POLE BASE.
SEE DETAIL 

CONCRETE CURB AND GUTTER

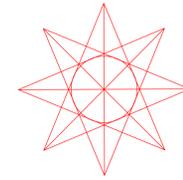
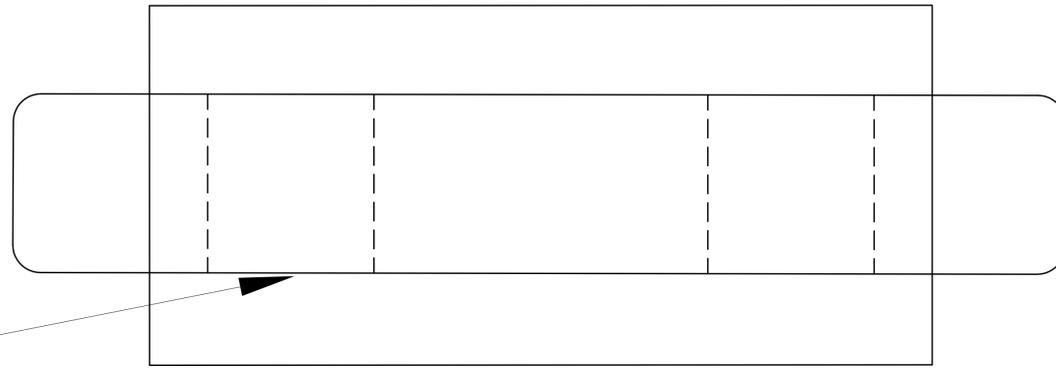
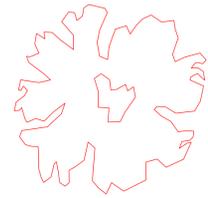
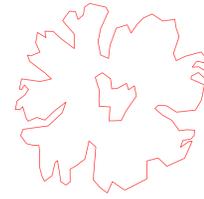
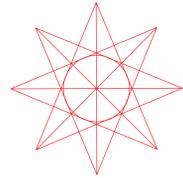


- (7) BERBERIS THUNBERGII, JAPANESE BARBERRY
- (8) SPIREA XBUMALDA, 'GOLDFLAME' SPIREA
- (6) JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER

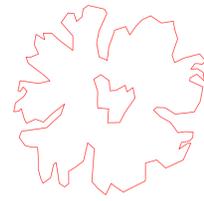
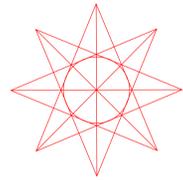
NOTE:
IRRIGATION SOAKER OR DRIP TYPE SYSTEM IN FRONT SIDEWALK PLANTERS AND FRONT TREE LOCATIONS.

 **TRANSFORMER ISLAND LANDSCAPE**
SCALE: 1/8" = 1'-0" (REF. 1/L1)

(3) BERBERIS THUNBERGII,
JAPANESE BARBERRY



PYLON SIGN



(3) SPIREA XBUMALDA,
'GOLDFLAME' SPIREA

7
L2

PYLON SIGN LANDSCAPE DETAIL