



## 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

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### VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION WORKSHOP

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

**Wednesday, July 11, 2013  
6:30 p.m.**

### MINUTES

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

**Chairperson Wachsmuth** called the Workshop to order at 6:32 p.m.

**PRESENT:** Commissioners: Jim Aird, Arthur Berthelot, Scot Neil, Gary Rasmussen, Patrick Watkins, Chairperson Virginia Wachsmuth

**ABSENT:** Commissioners: Mark Mercier  
**ALSO PRESENT:** Village Manager Juliana Maller, Planner Katie Bowman, Inspectional Services Chief Ann Marie Hess, Recording Secretary Regina Mullen, Konstantine Savoy of Teska Associates; 627 Grove Street, Evanston, IL 60201-4474

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Rasmussen, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

**Motion Carried:** Agenda Accepted.

**3. DISCUSSION TOPICS:**

**a. Unified Development Ordinance (UDO) Update Review**

**Chairperson Wachsmuth** stated the Commission will be discussing updates to the Site Plan Review Regulations – Exhibit 1, Variation Regulations – Exhibit 2, and Landscape Regulations – Exhibit 3.

**Village Planner Bowman** requested the Commission refer to the underlined text in each Regulation, as these are the specific changes to be discussed at tonight’s Worskhop.

**Consultant Savoy** stated our purpose is to strengthen the Zoning Ordinance making improvements/upgrades to existing properties and instituting better standards to be applied going forward, as expressed in the Village Center Plan and the Irving Park Road Corridor Study.

**Site Plan Review Regulations**

**Village Planner Bowman** - Site Plan Review Regulations address the procedure by which proposals for new development/redevelopment are reviewed by the Zoning Administrator for conformance with Zoning and other regulations.

Questions were requested by the Commission referring to the underlined text of Exhibit 1.

**Following a discussion this Commission directed staff to address:**

**Division 5.2 (1) Authority** Chief Hess and Village Planner Bowman will discuss further what is considered a building renovation – what degree/percentage.

**Division 5.2 (7) Authority** – Add parking “reconfiguration.”

**Division 5.2 Authority a. b. c.** – Staff to reword for clarification.

**Variation Regulations**

**Village Planner Bowman** – Variation Regulations are a guide when a variance is permitted, what types of variances are permitted, and the standards against which the Development Commission evaluates variance applications. It is intended to provide limited relief from development requirements when strict application of such requirements will create a practical, difficult, or unnecessary hardship prohibiting the use of land in its permitted manner.

**Following a discussion, this Commission directed staff to address:**

Minor changes to wording within this Regulation.

## Landscape Regulations

**Village Planner Bowman** – Landscape Regulations guide the way in which landscaping for new construction and landscaping for a property that is being redeveloped is designed, installed, and maintained. These regulations are intended as a guide for the design of landscape that contributes to the quality of life for residents, improves the appearance and value of properties and lessens the impact of high-intensity users on surrounding properties, particularly residential areas.

**Commission** voiced concerns over not allowing stone as ground cover for parking islands. Commissioners stated mulch tends to wash away during heavy rain, get trampled on from people using the island as a cut thru and spill over into the parking lot from shopping carts being anchored on the curb. The more the vegetation the better.

**Chief Hess** if we see a habitual pattern where the business is not maintaining the island, this can be addressed through a maintenance issue.

**Village Manager** stated the purpose of the updated language is to improve what we have. There is a lot of hardscape within the Village and not enough green space. As a new development comes and a new parking lot is put in place, we want to soften that parking lot and beautify it. The use of stone creates more of a hardscape.

**Consultant Savoy** suggested he meet with his landscape architects to see if they can come up with a standard. Grasses are very resilient. Ground cover is difficult to maintain. We want to come up with some livable standard.

**Following a discussion, this Commission directed staff to address:**

**Division 2.4 (3) Landscape Plan Requirements** - In addition to a construction erosion control plan, add a stormwater pollution protection plan.”

**Division 2.5 (a) Planting Design and Preservation Criteria** – Add prohibiting the planting of thorny trees and/or bushes.

**Division 2.5 (b) Planting Design and Preservation Criteria** - In addition to the Zoning Administrator having authority to determine the preservation of trees, add Village Forrester (confirm title) or designee.

**Division 2.7 b (3) Requirements for Off-Street Parking Lots** – Consultant to meet with his landscape architects to determine standard practice.

**Division 2.10 b. (1) Landscaping and Screening of Ground Mounted Mechanical and Utility Equipment** - Consider removing the word “solid” screen and add a percentage of “opaque” screening to obscure ground mounted mechanical equipment from view of all adjacent streets.

**Division 2.10 e. (1b) Landscape Maintenance Required** - Replace “120” days with “30” days to replace plantings after notification by the Village.

**Division 2.11 c. (1a) Tree Preservation During Construction** – Reword for clarity.

**10. ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 8:55 p.m.

**Recorded and Transcribed by:**



**Regina Mullen, Secretary**  
this 11<sup>th</sup> day of July, 2013

  
**Virginia Wachsmuth, Chairperson**