



VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING

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

Thursday, May 12, 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: Mark Mercier, Patrick Watkins, Virginia Wachsmuth, Philip McBride, Arthur Berthelot,
ABSENT: Commissioner: Roy Pouse, Scot Neil
ALSO PRESENT: Trustee Ed Zimel, Jr., Director Patrick Grill,
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 Mercier.

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 April 14, 2011.

Motion by Commissioner Wachsmuth to approve the Minutes, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Approve the Regular Meeting Minutes of April 14, 2011.

6. ACTION ITEMS:

- 6-a. Consider a request by Juan Silva and Ruben Franco (Applicants) on behalf of MPR Property Management, Inc., (Property Owner) for a Special Use from the Village of Hanover Park Zoning Ordinance to allow a commercial recreational use at 6664 Barrington Road, Hanover Park, IL. (Previous Action Taken: March 10, 2011, Item No. 6-a, Conducted the Public Hearing and requested Applicants provide a formal Traffic Study.)

Planner Bowman stated the Traffic Study found current roadways, access drives, and onsite circulation of the Hanover Park Shopping Center sufficient to accommodate the projected impact of the proposed use. The Study showed an overall peak of 155 additional cars on the surrounding roadways with the proposed use. Over a projected time period of five years, the projected traffic increase would be 6.5%, including natural growth and full occupancy of this shopping center.

The Parking Evaluation found the current lot underutilized and able to accommodate additional parking. Up to 90 spaces per hour are currently in use, and the proposed use would generate up to 164 parking spaces, equaling 254 spaces which is 61% of the total 414 spaces.

Staff recommends acceptance of the Traffic Impact Study and Parking Evaluation and supports this Special Use.

Chairman Bakes swears in Resident Mario Aiba, 1551 Birch Avenue, Hanover Park, IL 60133. Resident Mario Aiba supports applicants and this Special Use.

Chairman Bakes turns the meeting over to the Commission for questions.

Planner Bowman presents 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 Mercier.

Roll Call Vote:

AYES: Commissioners: Berthelot, McBride, Mercier, Wachsmuth, Watkins, Chairman Bakes

NAYS: Commissioners: None
ABSENT: Commissioner: Neil, Pouse

Motion Carried: Approve the Draft Findings of Fact.

Chairman Bakes entertains a motion to approve a Special Use to allow for a commercial recreational use at 6664 Barrington Road in accordance with Section 110.5.9.3.q.

Motion by Commissioner Wachsmuth to approve a Special Use to allow for a commercial recreational use, seconded by Commissioner Mercier.

Roll Call Vote:

AYES: Commissioners: Berthelot, McBride, Mercier, Wachsmuth,
Watkins, Chairman Bakes

NAYS: Commissioners: None.

ABSENT: Commissioner: Neil, Pouse

Motion Carried: Approve the Special Use and forward to the Village Board for consideration at their meeting of June 2, 2011.

- 6-b. Consider a request by the Village of Hanover Park for a Text Amendment to the Zoning Ordinance Sections 110-2.3, 110-5.1.2, and 110-5.11.3 to define multi-tenant retail use and include it as a Special Use within the HC High Cube District.

Planner Bowman presented her research results on multi-tenant use, most typically called a Flea Market.

The definition recommended is “An indoor site where individual stalls or spaces are provided for vendors to display, sell, exchange or deal in new or used goods also known as Flea Market/Swap Meet. This use would be permitted as a Special Use in the HC High Cube District with conditions to be detailed on a case-by-case basis.

Chairman Bakes opens the meeting up to the Commission for questions.

Commissioner Mercier – Recommends a display of business licenses, and Staff added periodic monitoring by the Police Department.

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

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

Voice Vote.
All AYES.
Motion Carried: Close taking of testimony.

Planner Bowman presents the Draft Findings of Fact.

Chairman Bakes entertains a motion to accept the Draft Findings of Fact.

Motion by Commissioner McBride to accept the Draft Findings of Fact, seconded by Commissioner Mercier.

Roll Call Vote:

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

Motion Carried: Accept Draft Findings of Fact.

Chairman Bakes entertains a motion to approve the Text Amendment to the Zoning Ordinance Sections 110-2.3, 110-5.1.2. And 110-5.11.3.

Motion by Commissioner Watkins to approve the Text Amendment to the Zoning Ordinance, seconded by Commissioner Wachsmuth.

Roll Call Vote:

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

Motion Carried: Approve the Text Amendment to Zoning Ordinance Sections 110.23, 110-5.1.2. and 110.5.11.3 and forward to the Village Board for consideration.

7. TOWNHALL SESSION: No Speakers.

8. OLD BUSINESS (NON-ACTION ITEMS):

Chairman Bake's questions permit issuance for Hanover Square Shopping Center parking lot repairs. Staff confirms permits were issued and they are working on conformance to fire suppression regulations.

Commissioner Mercier requests installing Google Earth to our internet capabilities for future Commission presentations in Room 214.

9. NEW BUSINESS (NON-ACTION ITEMS): None.

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

1. Village Promotion of vacant and underutilized properties in the Village, particularly in the TIF districts:
 - a. Magazine ads
 - b. WBBM Radio Commercials, pending Village Board approval at their meeting of May 19.
 - c. Resident *HiLighter* Newsletter
2. Received grant from the RTA for a study on the Village Center. Hired Teska Associates as consulting firm.
3. Recipient of technical assistance from the Regional Planning Association (CMAP). Focus will be working on a Workforce Center of 10,000 sq.ft at a retail center along Irving Park Road. This may link us in with the Urban Land Institute (ULI) to conduct site studies along Irving Park Road to promote as a corridor.

10. ADJOURNMENT:

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

Voice Vote.

All AYES.

Motion Carried: Meeting Adjourned 7:49 p.m.

Recorded and transcribed by:



Regina Mullen
Commission Secretary

On this 12 day of May, 2011.



Jeffrey Bakes, Chairman