MEETING:	**Development Commission**
DATE:	**April 16, 2009**
LOCATION:	**Municipal Building – Room 214**

CALL TO ORDER - ROLL CALL

Chairman Bakes called the meeting to order at 7:30 p.m.

MEMBERS PRESENT: Jeffrey Bakes, Rich Bergmann, Philip McBride, Wayne Lowrey, Mark Mercier, William Cannon, Ed Zimel, Jr. (Aux.).

MEMBERS ABSENT: Patrick Watkins, Seth Sabel (Aux.), Terrance Kerns (Aux.).

ALSO PRESENT: Trustee William Manton, Board Liaison
Patrick Grill, Community Development Director

QUORUM PRESENT: Yes

Chairman Bakes appointed Auxiliary Member Ed Zimel, Jr. as a full member of the Commission for this meeting.

PLEDGE OF ALLEGIANCE

Everyone joined in the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Zimel motioned to approve the agenda as presented, seconded by Commissioner Mercier. **Voice Vote:** All Ayes – Motion carried.

APPROVAL OF MINUTES

Commissioner McBride made a motion to approve the February 12, 2009 minutes, seconded by Commissioner Mercier. **Voice Vote:** All Ayes - Motion carried.

CALL OF CASES

A. **Michael Larsen on behalf of Tabernacle Baptist Church (1605 Evergreen Avenue)** – Petitioner is requesting approval of a Special Use from the Village of Hanover Park Zoning Ordinance to expand parking and services for the church at 7020 Barrington Road with the purchase of an adjacent property at 1605 Evergreen Avenue, Hanover Park, Illinois.

Date of publication for the public hearing was March 14, 2009 in the Daily Herald.

Green cards were presented to the Commission by the Petitioner.

STAFF SUMMARY

Background and summary information per Staff Report dated April 9, 2009 was presented by P. Grill.

QUESTIONS/COMMENTS FROM THE AUDIENCE

The following person was sworn in by Chairman Bakes: Eva Solorio, 1609 Evergreen Avenue, Hanover Park, Illinois.

Ms. Solorio expressed concern with the effect the expansion of the parking lot will have on her property from people crossing the street. She was shown the fence location for the property on the plat of survey,

including a 6 ft. high fence on the south and west side. The exit and entrance to the church will only be from Barrington Road.

PETITIONER TESTMONY

The following persons were sworn in by Chairman Bakes: Mike Larsen, 1140 N. Bluebonnet Lane, Hoffman Estates, IL; Pastor Matthew Black, 834 Morgan Street, Elgin, IL.

The Petitioner presented a revised drawing showing more detail for the parking lot and topography. Pastor Black provided background on the petitioner's request for expansion to accommodate more parking and services for the Tabernacle Baptist Church by purchasing the house at 1605 Evergreen. Currently, the parking lot has 19 spaces plus the ministry has an agreement with the Presbyterian church and Carsmart for extra parking to expand the number of parking spaces by approx. 25. The ministry currently has 85 seats and an overflow room that can handle 25 – 30 people. The proposed expansion will provide up to 44 parking spaces (10 additional spaces) to accommodate approximately 140 – 145 people.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Commissioner Bergmann asked what percentage of green space will be left on the lot after converting to a larger parking lot. Mr. Larsen replied currently the majority of the lot is covered with asphalt parking and there is a very small grass area so by expanding the parking further almost all of the back will be covered with asphalt. He stated the new parking would start at the beginning of the house and the rest in the front of the existing building would stay grass. Mr. Larsen said he will provide information on the green space. He clarified the Village Code requires one parking space per four seats; and with the new facility, there would be 120 seats requiring 30 parking spaces. Mr. Larsen stated they want to prevent people from parking on Evergreen. Commissioner Bergmann asked if there are plans to have a food pantry at the church. Pastor Black replied no. He stated there is no way with the limited amount of space they have to do anything but utilize the facility for services. Pastor Black stated the expansion is to relieve the tightness with parking and people inside the existing building and will allow the Spanish ministry to have their own facility.

Commissioner McBride asked how often the classrooms will be used. Pastor Black replied there is Sunday school from 10 - 11 a.m. as well as once during the week, 7 p.m. on Wednesday. Commissioner McBride questioned if the role of the church in the community will be changing in terms of outreach and how much cross traffic there will be from one building to the next. Mr. Larsen stated the proposed building will be mainly used for Spanish services. He explained access from one building to the next will be through the parking lot via stairs to the deck. Commissioner McBride suggested the driveway area could be used as green space if it was not included in the parking calculation. Mr. Larsen stated they would be open to that idea. Commissioner McBride questioned if the trash enclosure meets Village requirements. Mr. Larsen stated currently there is a dumpster enclosure that will remain located on the property.

Commissioner Mercier asked if the plan presented tonight supersedes the parking space configuration of the previous plan. Mr. Larsen stated this plan is to scale. Pastor Black added this plan shows the exact parking space sizes, 9' x 18'. He clarified there will be no increase in the number of events; but when they do hold events in what is now the residential home, they will tell people to park in the parking lot and walk through the deck to access the building. Commissioner Mercier noted it is a pretty good grade and might be a challenge and asked if there is a Plan B. Mr. Larsen stated the parishioners will access everything through the parking lot, but there may need to be more elaborate steps and a handicap accessible ramp. Commissioner Mercier asked if left turns are allowed on to Barrington Road from the parking lot. Pastor Black replied a left turn is not allowed. Commissioner Mercier asked for clarification of mention in the application that includes a request to create one continuous parking lot. Mr. Larsen

explained what was meant is that although these are still two separate lots, they want to have a continuous parking lot across the property line.

Commissioner Cannon noted it seems like the big sales pitch is relieving the foot and car traffic on Evergreen; and as long as the petitioner is confident they can train the congregation to stop using Evergreen and do not have to resort to using the entrances that would cause foot traffic on Evergreen, his concerns have been addressed. Commissioner Cannon confirmed any utilities along the property line would still be accessible.

Commissioner Zimel asked if the property is already purchased by the church. Mr. Larsen replied the purchase is contingent upon approval of this request. The church is under contract to purchase the property at 1605 Evergreen and closing is scheduled in May.

Chairman Bakes felt this was a well thought out plan, and he liked the idea of lessening parking on Evergreen. Chairman Bakes encouraged some type of entrance that would entice people to walk through the parking lot to get to the second building.

Anticipating an increase in the use of the second building, Commissioner McBride supported giving thought to designating some type of walk area in the parking lot, possibly striping a walkway in the parking lot. Pastor Black stated they would like to make the green space behind the parking lot into an attractive, safe play area for the children that is somehow separate from the parking.

Commissioner McBride motioned to close the taking of testimony, seconded by Commissioner Bergmann. Voice Vote: All Ayes - Motion carried.

DRAFT FINDINGS OF FACT- Special Use

The Draft Findings of Fact were presented by P. Grill. Presented for discussion were A. Public Health, Safety, and Welfare; B. Surrounding Property Use and Value; C. Conformance with Comprehensive Plan; D. Development and Improvement of Surrounding Property; E. Utilities, Access Roads, and Drainage; F. Ingress and Egress to Public Streets; G. Conformance with Zoning Regulations; and H. Minimization of Adverse Effects.

Director Grill noted no objectors appeared and there were no written objections. He reviewed the conditions of approval revising #4 to read "Uses generally depicted on the preliminary renovation plan presented to the Development Commission on April 16, 2009.", #6 to read "Install a 6 ft. high fence on the south and west side of the property.", and adding a condition to read "The parking lot shall meet all of the required engineering standards of the Village." With the proposed changes, Staff supports the Draft Findings of Fact.

Commissioner Mercier asked about the green space issue. Director Grill stated there is not a specific green space requirement that the petitioner has to meet. He explained in a residential district, there is a lot coverage issue; but it does not include parking lot coverage only the house, and there are setback requirements.

With no further questions or comments from the Commissioners on the Draft Findings of Fact, Chairman Bakes requested a motion to approve the Draft Findings of Fact for Special Use as revised.

Commissioner McBride motioned to approve the Draft Findings of Fact for Special Use at 1605 Evergreen Avenue subject to the conditions of approval as revised and recommended by Staff; seconded by Commissioner Zimel.

ROLL CALL VOTE:	Rich Bergmann	Yes
	William Cannon	Yes

Wayne Lowrey	Yes
Philip McBride	Yes
Mark Mercier	Yes
Ed Zimel, Jr.	Yes
Jeffrey Bakes	Yes

Motion passed by a vote of 7 to 0.

Commissioner Mercier motioned to approve the petitioner's request for a Special Use at 1605 Evergreen Avenue pursuant to the draft Findings of Fact, seconded by Commissioner Lowrey.

ROLL CALL VOTE:	Rich Bergmann	Yes
	William Cannon	Yes
	Wayne Lowrey	Yes
	Philip McBride	Yes
	Mark Mercier	Yes
	Ed Zimel, Jr.	Yes
	Jeffrey Bakes	Yes

Motion passed by a vote of 7 to 0. This case will be presented to the Village Board of Trustees at their regularly scheduled meeting on Thursday, May 7, 2009 at 7:30 p.m. in Room 214 of the Village Hall.

OTHER MATTERS

Chairman Bakes congratulated Commissioners Cannon and Zimel on winning the election. He thanked them for their contributions to Development Commission.

Chairman Bakes thanked Trustee Manton for being the liaison to the Commission for many years during his tenure. Chairman Bakes and the Commission applauded Trustee Manton for his service.

Chairman Bakes requested information be placed in the HiLighter asking for volunteers for the Development Commission to encourage applicants to fill the vacancies. Commissioner McBride added if there is a mission statement, it should be included.

Community Surveys Director Grill encouraged everyone to fill out the community surveys soliciting input for the consultant working on the update to the comprehensive plan. To-date, only 22 surveys have been received and to be statistically significant 300 – 400 surveys are needed. Director Grill stated the survey is available on the Village's website. Commissioner Mercier asked that a hard link to the survey be added to the website rather than scrolling to access it.

Arbor Day Director Grill announced Friday, April 24th, at 2 p.m., there will be an Arbor Day celebration at the Village where a tree will be planted in memory of former Village Trustee Larry Byrne.

Director Grill announced Jackie Reyff had her baby, a boy, on Tuesday.

ADJOURNMENT

Meeting adjourned at 8:15 p.m. on motion made by Commissioner Mercier, seconded by Commissioner Lowrey. **Voice Vote:** All Ayes - Motion carried.

Minutes recorded and transcribed by:

Wendy Holtz, Secretary
on this 16th Day of April 2009

Jeffrey Bakes, Chairman