

AGENDA ITEM 5a1



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

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

Thursday, October 13, 2011

7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairman Bakes called the meeting to order at 7:01 p.m.

Chairman Bakes appointed Auxiliary Member Scot Neil as a full voting member of the Commission for this meeting.

PRESENT: Commissioners: Arthur Berthelot, Philip McBride, Scot Neil, Virginia Wachsmuth, Chairman Jeffrey Bakes

ABSENT: Commissioners: Mark Mercier, Roy Pouse, Patrick Watkins

ALSO PRESENT: Trustee Ed Zimel, Jr., Community Development Director Patrick Grill, Secretary Regina Mullen

2. PLEDGE OF ALLIEGENCE:

Mayor Craig informed the Commission that Auxiliary Member Pouse is on a leave of absence, as his work has taken him out of the state. Member Pouse is expected back by the end of the year.

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Wachsmuth to accept Agenda as presented, seconded by Commissioner Neil.

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 September 8, 2011. Motion by Commissioner Neil to approve the Minutes, seconded by Commissioner McBride.

Voice Vote:

All AYES.

Motion Carried: Minutes approved.

6. **ACTION ITEMS:**

6-a. **Public Hearing:** Consider a request by Firestone Complete Auto Care (applicant) on behalf of Katelen Properties (property owner) for a Variance from the Village of Hanover Park Sign Code (Municipal Code, Chapter 6, Advertising) to permit the location of an off-premise sign within 500 feet of the premise, to be located at 1900 Army Trail Road, Hanover Park, IL.

Chairman Bakes stated this item was removed from the agenda by Firestone Complete Auto Care on September 27, 2011.

Chairman Bakes opened the Public Hearing.

6-b. **Public Hearing:** Consider approval of a request by Richard Kamphaus (applicant) on behalf of Ray Shenouda (property owner) for a Special Use Amendment from the Village of Hanover Park Zoning Ordinance to allow an auto service station at 1005 Irving Park Road, Hanover Park, IL.

Director Grill stated the Notice was properly published in the *Daily Herald* on September, 27, 2011 and presented the Applicant's request for a Special Use Amendment and staff's recommendation to approve.

Chairman Bakes swore in Richard A. Kamphaus of 1256 Evergreen Drive, Carol Stream, IL.

Mr. Kamphaus provided the Commissioners with a handout along with required "Return Receipt Cards."

Chairman Bakes invited questions or comments from the audience.

Chairman Bakes swore in resident Rodney Craig of 6835 Hawthorne Lane, Hanover Park, IL.

Mr. Criag voiced his concerns regarding landscaping upkeep and the length of time tires will be stored.

Chairman Bakes turned the meeting over to the Commissioners for questions.

Commissioner Wachsmuth. No questions.

Commissioner Neil questioned the frequency of tire pick up.

Mr. Kamphaus stated Liberty Tire Recycling is scheduled to pick-up tires once a month, but additional pickups will be scheduled on an as-needed basis. Tires will be stored outside in the garbage enclosure.

Commissioner Berthelot questioned hours of business?

Mr. Kamphaus stated hours of business as 8:00 a.m. – 8:00 p.m. Monday thru Friday, 8:00 a.m. – 4:00 p.m. on Saturday, and closed on Sunday. Generally, the work slows down around 7:30 p.m. but they take in business till 8:00 p.m.

Commissioner McBride requested the south doors be closed during the evening hours to contain noise generated by work being performed to vehicles. He also voiced concerns regarding tire storage and parking of vehicles.

Mr. Kamphaus stated generally, vehicles are same-day serviced. Occasionally, there are times when a vehicle is kept overnight. In these cases, efforts will be made to keep cars within the bays overnight.

Chairman Bakes questioned the length of time vehicles will be kept in the parking lot as owners decide whether to abandon their cars because of the price of repairs, etc.

Mr. Kamphaus stated abandoned vehicles will not be held for an extended length of time. To avoid this situation, owners of abandoned vehicles will only be allowed to clear their vehicles of personal items with the assurance that everything is scheduled for the removal of the vehicle from the parking lot.

Director Grill presented the Draft Findings of Fact.

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 Wachsmuth.

Roll Call Vote:

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

Motion Carried: Approved Draft Findings of Fact.

Chairman Bakes entertained a motion to approve the request by Richard Kamphaus pursuant to the Draft Findings of Fact.

Motion by Commissioner McBride to approve the request, seconded by Commissioner Wachsmuth.

Roll Call Vote:

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

Motion Carried: Approved Special Use Amendment and forwarded to the Village Board for consideration at their meeting of October 20, 2011.

Chairman Bakes closed the Public Hearing.

7. **TOWNHALL SESSION:** No Speakers.
8. **OLD BUSINESS (NON-ACTION ITEMS):** None.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
 - 9-a. **Commissioner Berthelot** - Trustee Rick Roberts shared a resident's concern regarding handicap access routes from handicap parking spaces located in

east, west and south portions of the Metra Station lot. In the past there were three access routes to the Metra tracks – one located east, one located west and one located in the middle. With the removal of the middle handicap accessible route, there is only one handicap access route located on the west side of the lot. When parked in an east lot handicap space, one must travel to the west side of the lot to cross the tracks and then go all the way back to the east. Commissioner Berthelot requested relocating all handicap parking to the west side of the parking lot.

Director Grill stated staff would look into this concern and report back to the Commission.

10. ADJOURNMENT:

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

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:31 p.m.

Recorded and transcribed by:

Regina Mullen, Secretary
On this 13 day of October, 2011

Jeffrey Bakes, Chairman