



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

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

**Thursday, June 9, 2011**

**7:00 p.m.**

**MINUTES**

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

Chairman Bakes called the meeting to order at 7:00 p.m.

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

PRESENT:	Commissioners:	Arthur Berthelot, Mark Mercier, Philip McBride, Scot Neil, Virginia Wachsmuth, Chairman Jeffrey Bakes
ABSENT:	Commissioners:	Roy Pouse, Patrick Watkins
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 May 12, 2011.

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

Voice Vote:

All AYES.

Motion Carried: Minutes approved.

6. **ACTION ITEMS:**

Chairman Bakes entertained a Motion to Open the Public Hearing.

Motion by Commissioner McBride to open the Public Hearing, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

6-a. Public Hearing to consider a request by Shaugn and Melissa Davenport to allow a front yard fence height variation at 7060 Meadowbrook Lane to allow a one-foot (1') variance from the maximum three-foot (3') front yard fence height to permit a four foot (4') front yard fence.

Chairman Bakes called up Sign-In Speaker Grant Dittmoc, 7037 Meadowbrook Lane, Hanover Park, IL. Mr. Dittmos stated he is not here to speak but to observe.

Chairman Bakes called up the Petitioners to the podium. Shaugn and Melissa Davenport of 7060 Meadowbrook Lane, Hanover Park, IL are sworn in.

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

Commissioner Wachsmuth – Questioned existing backyard fence.  
Petitioners stated there will be no change to the existing backyard fence.

Commissioner Mercier – Questioned the type of fencing, driveway gate and

location of fence along lot line. Petitioners stated the fence will be similar to the photo included in the Agenda item. Upon approval of this variance, the Petitioners will apply for a Medicaid Home Base Waiver. The driveway gate will be closed only when residents are outside.

Commissioner McBride – Requested a provision in the variance that the fence be removed with any change in the residents’ situation or the selling of this home.

Commissioner Berthelot – No questions.

Commissioner Neil – No questions.

Chairman Bakes – Questioned the type of fencing material – metal/wood? Petitioners stated the fence would be steel or aluminum and black in color.

Planner Bowman states that the Notice was properly published and presented “Return Receipt Cards.” Petitioners also presented “Return Receipt Cards.”

Planner Bowman 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 Mercier.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Wachsmuth, Chairman Bakes
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NAYS:	Commissioner:	None.
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ABSENT:	Commissioners:	Pouse, Watkins
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Motion Carried: Draft Findings of Fact Approved.

Chairman Bakes entertained a Motion to Approve the Petitioners request to allow a front yard fence height variance at 7060 Meadowbrook Lane.

Motion by Commissioner McBride to approve the variance, seconded by Commissioner Mercier.

Roll Call Vote:

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

Motion Carried: Variance Approved.

Chairman Bakes entertained a Motion to close the Public Hearing.

Motion by Commissioner McBride to close the Public Hearing, seconded by Commissioner Mercier.

Roll Call Vote:

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

Motion Carried: Public Hearing Closed.

**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.** Community Development Update: Planner Katie Bowman.

- Updated the Commission on a recent email sent to Commissioner requesting their participation in the RTA Village Center Study.
- Provided an update on the International Conference of Shopping Centers. It was a positive experience as the Village works on increasing economic development.
- Informed the Commission of an upcoming Development Incentive Showcase scheduled for Thursday, July 21.

**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. Community Development Update: Planner Katie Bowman.**

- Updated the Commission on a recent email sent to Commissioner requesting their participation in the RTA Village Center Study.
- Provided an update on the International Conference of Shopping Centers. It was a positive experience as the Village works on increasing economic development.
- Informed the Commission of an upcoming Development Incentive Showcase scheduled for Thursday, July 21.

**10. ADJOURNMENT:**

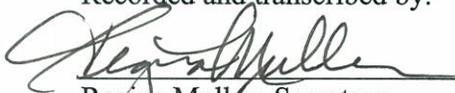
Motion by Commission McBride to Adjourn, seconded by Commissioner Mercier.

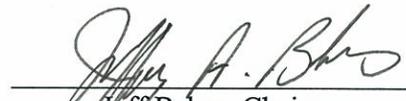
Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:34 p.m.

Recorded and transcribed by:

  
Regina Mullen, Secretary  
On this 9 day of June, 2011.

  
Jeff Bakes, Chairman