



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

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
RICK ROBERTS
LISA TROUSDALE

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, March 10, 2016 7:00 p.m. AGENDA

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE:**
3. **ACCEPTANCE OF AGENDA:**
4. **PRESENTATIONS/REPORTS:** None.
5. **APPROVAL OF MINUTES:**
 - 5-a. Regular meeting Minutes of August 13, 2015.
6. **ACTION ITEMS:**
 - 6-a. **Open and Continue Public Hearing:** to consider a request by Kent Utsurogi (applicant) on behalf of the J & J Real Estate, LLC. (property owner) for approval of a Planned Unit Development Amendment with variations, to expand the building located at 1900 Army Trial Road, Lot 3 of the Sandpiper Court Center Subdivision, Hanover Park, Illinois.
 - 6-b. **Public Hearing:** to consider a request by Chris Allen (applicant) on behalf of the Illinois School District U-46. (property owner) for approval of a Variance for Lot Coverage, to expand the school building located at 1750 Laurel Avenue, Hanover Park, Illinois.
 - 6-c. **Appointment of New Co-Chair** – Request for nominations
 - 6-d. **2016 Development Commission Schedule:** Request to approve.
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.



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8. **OLD BUSINESS (NON-ACTION ITEMS):** None
9. **NEW BUSINESS (NON-ACTION ITEMS):**
 - 9-a. Community Development Update
10. **ADJOURNMENT:**



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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, August 13, 2015 7:00 p.m.

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called meeting to order at 7:04 p.m.

PRESENT: Commissioners: James Aird, Arthur Berthelot, Gary Rasmussen, Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Scot Neil, Patrick Watkins, Co-Chair Mark Mercier, Parthiv Patel

ALSO PRESENT: Director Shubhra Govind, Village Planner Katie Bowman, Trustee Herb Porter, Secretary Kathleen Arnold, Scott Richmond (applicant) 2000 McDonald Road, South Elgin, IL 60177, 847.695.2400, David Ziegler, 215 N. Spring Street, Elgin, IL 60120, 847.741.8330, Rob Witwicki, 1860 Army Trail Road, Hanover Park, IL 60133, 847.217.3376

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of June 30, 2015.

Motion by Commissioner Berthelot to approve the Minutes of June 30, 2015, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.



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Motion Carried: Approved the Minutes of June 30, 2015.

6. ACTION ITEMS:

6-a. Public Hearing to consider a request by Scott Richmond (applicant) on behalf of Z Investments, LLC (property owner) for a Subdivision to subdivide one lot into two, and an amendment to the Planned Unit Development, which will include variations from the requirements for minimum 1 acre lot size, 75% lot coverage, and number of parking spaces, located at 1850 and 1860 Army Trial Road, Lot 5 of the Sandpiper Court Center Subdivision.

Chairperson Wachsmuth: Entertained a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Director of Community & Economic Development Govind presented a PowerPoint presentation and summary of the request before the Commission. Presented location of subject property, zoning history, land use and current zoning, and Staff Analysis to the Commission.

The Public Notice was published in the *Daily Herald* on July 29, 2015.

Chairperson Wachsmuth invited any attendees up to the podium to speak on this subject:

Sworn in: Scott Richmond (applicant) 2000 McDonald Road, South Elgin, IL. 60177

Scott Richmond presented his client's, David Ziegler, Z Investments LLC, request for a Subdivision to subdivide one lot into two, and amendment to the Planned Unit Development. He explained that having two separate lots would make selling the Wendy's old building easier. The closing of the Wendy's has created a hardship to Jiffy Lube due to less traffic flow. The two areas are already set up separately for tax purposes. Allowing this request will bring further economic development to Hanover Park.

Commissioner Aird questioned the shared agreement for use of the parking spaces and garbage container if the new buyer does not comply what recourse is available. If any issues do arise such as employees from one business parking in



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spaces allocated to the other business, how will this be enforced?

Scott Richmond responded that the agreement will be recorded with the property title and buyer would have been giving full notice. This would provide the courts with enforcement rights if new buyer chooses not to comply. Attorney Richmond also noted that this has not been an issue for over 20 years.

Chairperson Wachsmuth Questioned if we have a similar arrangement in Hanover Park.

Commissioner Rasmussen Questioned how the shared parking and easement affected the maintenance of the property for routine maintenance such as sealcoating and curb repair.

Sworn in: Robert Witwicki (Jiffy Lube Manager) 1860 Army Trail Road, Hanover Park, IL. 60133.

Robert Witwicki responded that Jiffy Lube appreciates your concerns. The ten years he has been managing the Jiffy Lube, they have not had any issues sharing the trash area as they have separate garbage dumpsters. Parking has also never been an issue and they take care of the maintenance for their space.

Commissioner Berthelot no questions or comments.

Chairperson Wachsmuth took time to visit the property and noted that there is an access road along the back of the property which allows ease of use for the dumpsters. She also observed a large area for parking in front for shoppers, so she does not feel parking would be an issue. She questioned if the request to share parking could be dropped? Noted it is not a rare request to have a shared parking agreement between commercial properties. She also questioned if the pylon signs have been addressed?

Village Planner Bowman responded that they need to come up to code if they change the signs. Both are part of the Planned Unit Development, like for Menard's the request from Physician's Immediate Care, the Planned Unit Development states the sign will be shared, so she feels it will not cause a sign issue.

Chairperson Wachsmuth entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen. Voice Vote:



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All AYES.
Motion Carried: Public Hearing Closed.

Village Planner Bowman presented the Draft Findings of Fact and recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES:	Commissioners:	Aird, Rasmussen, Berthelot, Chairperson Wachsmuth
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Watkins, Neil, Parthiv Patel, Co- Chair Mercier

Motion Carried. Recommend approval to the Village Board.

Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for a subdivision of one lot into two, under Section 90-64g, and an amendment to the Planned Unit Development, which will include variations from the requirements for minimum 1 acre lot size, 75% lot coverage, and number of parking spaces, from Section 110.4.6.7.b as approved in the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to recommend approval of a subdivision and amendment to the Planned Unit Development and forward to the Village Board for their consideration, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES:	Commissioners:	Aird, Rasmussen, Berthelot, Chairperson Wachsmuth
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Watkins, Neil, Parthiv Patel, Co- Chair Mercier

Motion Carried. Recommend approval.

7. TOWNHALL SESSION: None.



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8. **OLD BUSINESS (NON-ACTION ITEMS):**

Commissioner Berthelot read a prepared statement to commission.

See attached Exhibit 1.

A discussion took place and the consensus was to keep comments to the issues being discussed and not to add comments of a political nature not related to the issue presented to the commission.

9. **NEW BUSINESS (NON-ACTION ITEMS):**

9-a. Director of Community & Economic Development Shubhra Govind and Village Planner Katie Bowman provided the following updates:

1. **Board Meeting** – 7465 Barrington Road, Mattress Firm approved.
2. **Daycare Center** – 4475 Turnberry Drive, permits have been issued.
3. **Church Street Station** – 1744 Lake Street has a new business, Supercuts.
4. **Ribbon Cuttings** – County Farm Liquor's at 5561 County Farm Road, July 31st and La Authentica Michoacana at 2380 Walnut Avenue, July 29th.
5. **Gas Station** – located at Jensen Blvd/Irving Park Road has signed a lease and will start operating shortly.
6. **Homes for a Changing Region** – at the September 3rd Village Board Meeting the findings of the study will be presented.

10. **ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Aird.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 8:01 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 13th day of August, 2015

Virginia Wachsmuth, Chairperson



**Village of Hanover Park
Community Development Department**

MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development
Patrick Ainsworth, Village Planner

SUBJECT: **Request to Continue Public Hearing- PUD Amendment with
Variances – 1900 Army Trail Road (Sandpiper Court Shopping
Center)**

**ACTION
REQUESTED:** Open and Continue Public Hearing

MEETING DATE: **March 10, 2016**

REQUEST

The applicant is requesting to continue the Development Commission Public Hearing for 1900 Army Trail Road, a Planned Unit Development Amendment with variations. The applicant must research and potentially amend the proposed plans to address private restrictions that were recorded against the subject property in the 1990s. The applicant is specifically requesting to continue the Public Hearing to the May 12, 2016 Development Commission meeting.



**Village of Hanover Park
Community Development Department**

MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development
Patrick Ainsworth, Village Planner

SUBJECT: **Variance – Laurel Hill Elementary School at 1750 Laurel Avenue**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: **March 10, 2016**

REQUEST SUMMARY

The following request is scheduled for Development Commission review at 7:00 p.m. on March 10, 2016 in Room 214 of the Municipal Building, 2121 Lake Street.

A request by Chris Allen (applicant) on behalf of Illinois School District U-46 (property owner) for a Variance from the Village of Hanover Park Zoning Ordinance from Code Section 110-6.5.4.4.d, maximum lot coverage of 35%, at 1750 Laurel Avenue:

SURROUNDING ZONING AND LAND USES:

NORTH: R-2 Single Family Residential
SOUTH: R-2 Single Family Residential
EAST: R-2 Single Family Residential
WEST: R-2 Single Family Residential

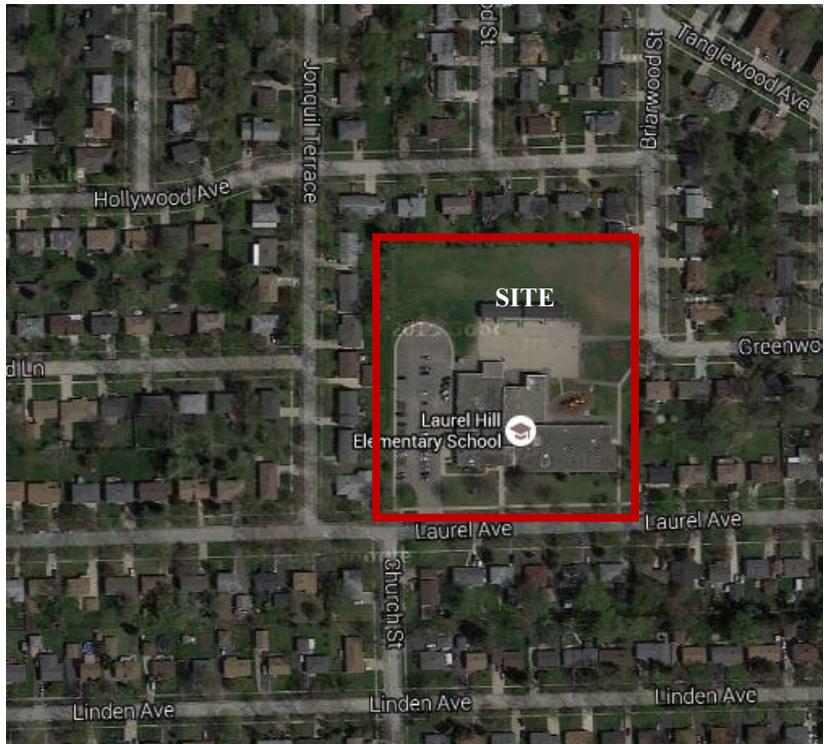
Current Zoning and Land Use of the Property:

R-2 Single Family Residential, Public Academic Institution

ZONING MAP:



AERIAL MAP:



BACKGROUND

The subject property is owned by Illinois School District U-46 and is located immediately north of the T-intersection of Laurel Avenue and Church Street. The R-2, Single Family Residence zoned property is currently improved with a one-story elementary school with a surface parking lot, an asphalt playground and two mobile classroom buildings. See photos above. The principal building, Laurel Hill Elementary School was originally constructed in 1962 and is 35,485 square feet in size. There are four mobile classrooms currently on this property and they have been used as temporary classrooms since 1999.

APPLICANT PROPOSAL

The applicant proposes to construct a single story, 8,771 square foot addition to the north elevation of the existing building in order to accommodate six more permanent classrooms (Exhibit 1 & 2). This addition will be one-story and will terminate where the western-most mobile classroom is currently positioned (Figure 1). The applicant indicates that the height of the proposed addition will measure 14'. The style of architecture and the building materials will closely match the current building.

The location of the proposed addition will take over part of the existing asphalt playground, but will also occupy grassy open space. The 4.7 acre property currently contains 48% lot coverage;

with the addition, the new proposed lot coverage will be 50%. The Laurel Hill Elementary is completely surrounded by single family residential dwelling units with no opportunity to acquire more land.

In order to construct the proposed addition and provide permanent classroom spaces for all elementary students, the applicant is requesting approval of a Variance from Code Section 110-6.5.4.4.d. The maximum allowable lot coverage in the R-2, Single Family Residence zoning district is 35%. The Zoning Analysis chart below outlines all of the applicable bulk regulations of the addition:

1750 Laurel Avenue	Required	Proposed
North Setback (Rear Yard)	30 ft.	103 ft.
East Setback (Side Yard)	10 ft.	119' ft.
South Setback (Front Yard)	N/A	N/A
West Setback (Side Yard)	10 ft.	119 ft.
Building Height	35 ft. (max)	14 ft.
Lot Coverage	35%	50%

STAFF COMMENTS

Staff coordinated a meeting with all reviewing departments along with the applicant, to solicit input/feedback. Following is a summary of staff Comments/Issues:

Public Works/Engineering: The proposed project will have to comply with the Village's Stormwater requirements.

Community Development: The lot coverage for the property with the proposed addition will exceed the maximum allowable percent. All other elements of the proposed plan will have to comply with the Zoning Ordinance.

ANALYSIS

The proposed use is in keeping with the planned use of the site and goals of the Village. The Comprehensive Plan identifies the subject property for public/quasi-public use, which is consistent with its current use. Additionally, Objective 3.3.3 of the Community Facilities and Public Infrastructure Plan states that the Village should "maintain a cooperative relationship with various school districts, park districts, library districts, local education and recreational providers to monitor services, curricula, programming and facilities, and provide enhancements as necessary to ensure a dependable and quality learning and recreational environment for the community". The proposed addition to the Laurel Hill Elementary School will advance this goal.

As outlined in the attached Findings of Fact, Staff finds that the request meets the required findings of a Variance as outlined in Exhibit 3. The use will require no new traffic access or utilities to the site. As conditioned, the proposed variance will not bring any negative impact to surrounding properties or general health and welfare.

RECOMMENDATION

Staff recommends a positive recommendation of the Variance subject to the following conditions:

1. The proposed improvements shall substantially comply with the plans and elevations prepared by Arcon, unless otherwise amended to comply with all applicable codes and ordinances.
2. No signs are approved as part of this request.

ATTACHMENTS

Exhibit 1: Project Narrative

Exhibit 2: Site Plan, Elevations and Photos

Exhibit 3: Draft Findings of Fact



Figure 1 - Photo of the mobile classrooms on the subject property. The proposed addition will extend the north elevation of the principal building to the location of the mobile classroom.



Figure 2 - The north elevation of the principal building where the proposed addition will be constructed.



Tony Sanders, Chief Executive Officer

Exhibit 1

School District U-46

Christopher Allen, Director
Plant Operations Office

1460 Sheldon Drive, Elgin, IL 60120-8131

Tel: 847.888.5000, x5060

Fax: 847.888.7177

U-46.org

Community and Economic Development

Village of Hanover Park, IL

2121 Lake Street , Hanover Park, IL 60133

Project Narrative:

This classroom project is located at 1750 Laurel Ave. in Hanover Park, IL at the Laurel Hill Elementary public school. The six classroom addition attached to the northwest corner of the building on the existing paved playground will also include storage, mechanical and hallways. The addition will match the basic architecture of the existing building with the same brick , flat roof and similar windows and classroom size and layout. The current school has 20 classrooms and the original building was built in 1962. The current school building with all three past additions is 35,485 s.f. on a 203,830 s.f. lot. The school has mobile classrooms on the site since 1999 and currently has four mobile classrooms on site.

The current enrollment of the school is approximately 550 students and the mobile classrooms is 120 maximum students in four mobile for a total of 720. The classroom addition will be filled with the four mobile classrooms student and for two rooms for art, music and future growth. The total of 600 in current school and 180 in the new addition classrooms will make for an approximate total of 780. The total lot coverage with the paved playground, parking, sidewalks mobiles and building is 98,610 s.f. at 48% and the proposed addition will be at 102,950 sf. at 50%.

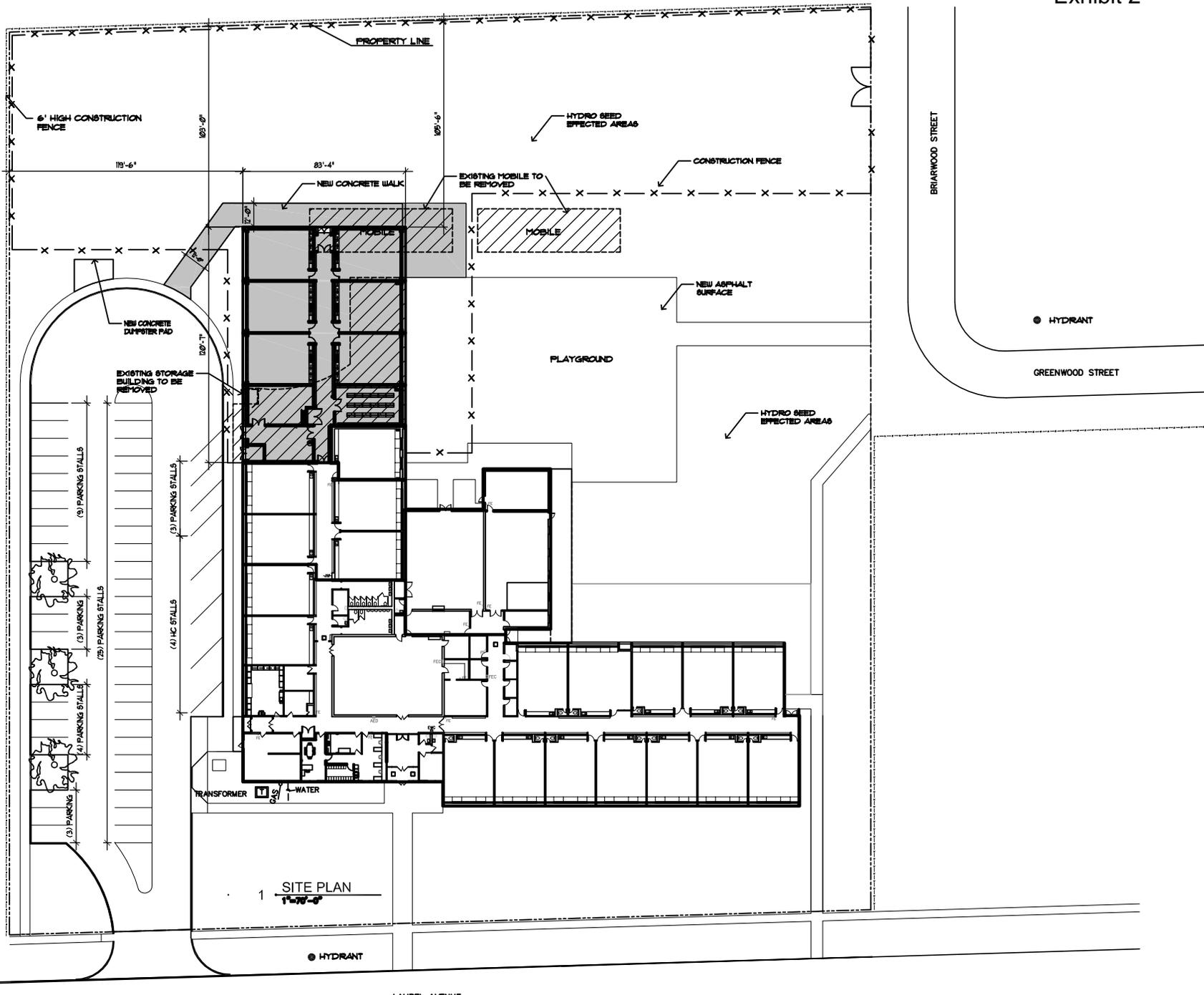
Sincerely

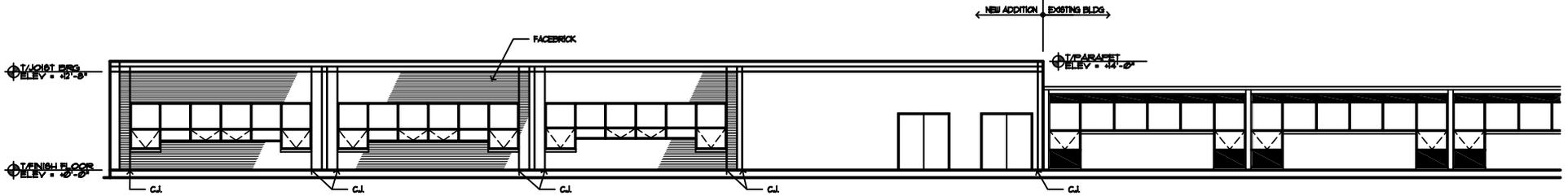
Chris Allen

Mr. Chris Allen

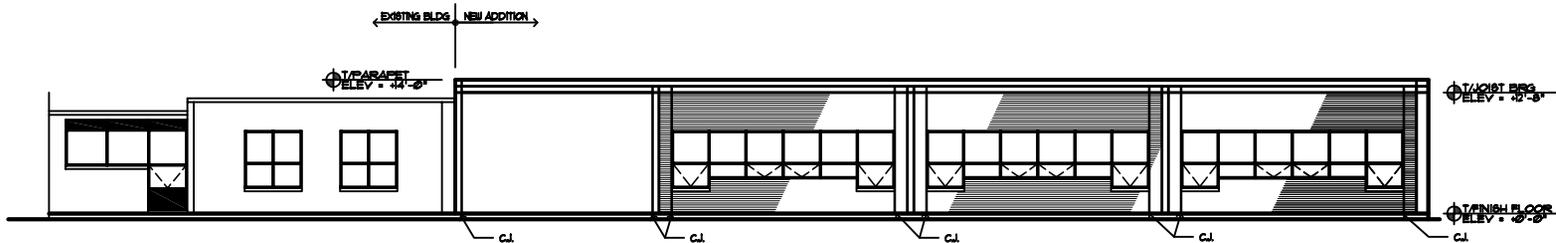
Director o Plant Operations

School District U- 46

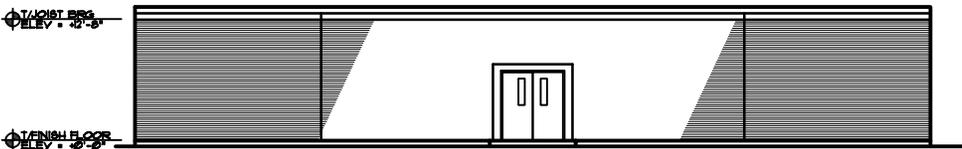




1 WEST ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



3 NORTH ELEVATION
1" = 20'-0"



SCHOOL DISTRICT U-46

6 Classroom North Addition at Laurel Hill Elementary School
Project No. 15112-1078

February 24, 2016



DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
1750 Laurel Avenue.
VARIANCE
MAXIMUM LOT COVERAGE

I. Subject

Consideration of a request by Chris Allen (applicant) on behalf of Illinois School District U-46 (property owner) for a Variance of the maximum allowable lot coverage from the Village of Hanover Park Zoning Ordinance Section 110-6.5.4.4.d. for the Laurel Hill Elementary School property, located at 1750 Laurel Avenue.

II. Findings

On March 10, 2016, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the variance request. ___ objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the Variance request:

1. Variance Will Not Alter the Essential Character, Will Follow the Comprehensive Plan

If the variance is granted, it will not alter the essential character of the locality and will be consistent with the goals and objectives found in the Comprehensive Plan. The proposed six classroom addition to the north elevation of the principal building will be very similar in architectural design, height and building materials as the current school building. Adding the permanent classroom spaces will allow Illinois School District U-46 to safely house all of the enrolled students in permanent classroom facilities. Granting this variance will specifically advance Goal # 3.3.3. of the Comprehensive Plan.

2. Plight of Owner is Due to Unique Circumstances

The plight of the owner is due to unique circumstances as this government body is providing the service of public education to the surrounding properties and to all pupils within the U-46 school district boundary and no other surrounding properties is tasked with providing such services. Adequate permanent facilities are necessary to safely accommodate all students in a permanent structure and to remove the temporary mobile classrooms.

3A. Particular Surroundings Bring Hardship, Not Mere Inconvenience

The particular surroundings of the property brings a hardship to the school district as compared to a mere inconvenience. Laurel Hill Elementary School is landlocked and is completely surrounded by single family residential units which does not allow the

school district the opportunity to acquire more land in order expand the building and to be in compliance with the lot coverage of the R-2 zoning district.

3B. Variance Will Not be Applicable to Nearby Properties

If the variance was granted, it would not be applicable to the surrounding properties as the school district is the only property within this area that provides public education services; all other surrounding uses are single family residential. The school district must follow the bulk regulations of the R-2, Single Family Residence zoning district, but it must also provide adequate facilities for its students, faculty and staff.

3C. Variance is Not for a Greater Economic Return

Illinois School District U-46 will not be receiving any economic gain if they are granted this variance. U-46 is a non-profit government entity whose main service is to provide public education to part of the Hanover Park community.

3D. Alleged Difficulty Not Created from Actions of Owner

The alleged difficulty was not created by any person from Illinois School District U-46. The student population being served by Laurel Hill Elementary requires adequate permanent classroom space which is not a possibility with the school's current building size. U-46 provided temporary mobile classrooms on the property in 1999 to serve the student population, but the school district is now proposing to remove these mobile classrooms in-lieu of six new permanent classrooms to the principal school building.

3E. Variance Will Not be Detrimental to Public Welfare or Surrounding Properties

If the variance was granted, it would not be detrimental to the public welfare or be injurious to other properties in the area. Granting the variance will advance the public welfare as the enhanced school building will better serve the community with six new permanent classroom spaces. The variance will not be injurious to other properties in the area as the proposed addition will comply with all other applicable codes and regulations.

3F. Variance Will Not Impair Access to Light or Air, Will Not Endanger Public Safety or Diminish Property Values

Granting the variance will not impair any supply of light to the abutting properties, endanger the public safety or substantially impair property values within the general area. The proposed addition is in-keeping with the current school building as the architectural style, height and building materials will closely match the existing school building. Moreover, the temporary mobile classroom spaces will be removed if the six new classrooms are constructed which will better serve the students and the community.

3G. Proposed Design Will Minimize Adverse Impacts to Abutting Properties

The design of the addition requiring the variation will minimize adverse impacts onto the abutting properties as the new six classroom addition will only be 14' in height. The proposed addition will closely resemble the existing building and all other portions of the project will comply with all applicable codes and ordinance.

III. Recommendations

Accordingly, by a vote of __ to __ the Development Commission recommends approval of the request, subject to the following conditions:

1. The proposed improvements shall substantially comply with the plans and elevations prepared by Arcon, unless otherwise amended to comply with all applicable codes and ordinances.
2. No signs are approved as part of this request.

PUBLIC NOTICE is hereby given that the regularly scheduled meetings of the President and Board of Trustees, Boards and Commissions/Committees of the Village of Hanover Park are as follows for the calendar year, 2016:

DEVELOPMENT COMMISSION

(2nd Thursday of each month *Unless Otherwise Noted)

7:00 PM

January 14
February 11
March 10
April 14

May 12
June 9
July 14
August 11

September 8
October 13
November 10
December 8

2016 DEVELOPMENT COMMISSION SCHEDULE

Send Notice to: **Village Clerk**
 Village Clerk request **to Daily Herald**
for Posting Date of (White Cards)

2nd Thursday
of the month
Rm 214 @ 7:00 p.m.

1st Thursday
of the month
Rm 214 @ 7:00 p.m.

Application Deadline	Legal Notice Due	Public Notification Deadline	Proof of Mailing Due	Packet Delivery Date	Thursday Development Comm. Meeting Date	Thursday Village Board Meeting Date
December 16	December 23	December 30	January 5	January 7	January 14, 2016	February 4, 2016
January 13	January 20	January 28	February 2	February 4	February 11, 2016	March 3, 2016
February 10	February 17	February 24	March 1	March 3	March 10, 2016	April 7, 2016
March 16	March 23	March 30	April 5	April 7	April 14, 2016	May 5, 2016
April 13	April 20	April 27	May 3	May 5	May 12, 2016	June 2, 2016
May 11	May 18	May 25	May 31	June 2	June 9, 2016	July 7, 2016
June 15	June 22	June 29	June 6	July 7	July 14, 2016	August 4, 2016
July 13	July 20	July 27	August 2	August 4	August 11, 2016	September 1, 2016
August 10	August 17	August 24	August 31	September 1	September 8, 2016	October 6, 2016
September 14	September 21	September 28	October 4	October 6	October 13, 2016	November 3, 2016
October 12	October 19	October 26	November 2	November 3	November 10, 2016	December 1, 2016
November 9	November 16	*November 23	November 29	December 1	December 8, 2016	January 7, 2017

*Date Change due to Holiday