



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

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

**Thursday, December 9, 2010**  
**7:30 p.m.**

**MINUTES**

**1. CALL TO ORDER - ROLL CALL**

Chairman Bakes called meeting to order at 7:35 p.m.

PRESENT: Commissioners: Arthur Berthelot, Philip McBride, Mark Mercier, Virginia Wachsmuth, Patrick Watkins, Chairman Bakes

ABSENT: Commissioners: Jon Kunkel, Roy Pouse  
ALSO PRESENT: Trustee Ed Zimel, Jr.; Director Patrick Grill; Christian Kalischefski, President, Corporate Design & Development Group, LLC, 2675 Pratum Avenue, Hoffman Estates IL 60192; Steve Spejcher, Hanover Township Facilities & Maintenance Director, 250 S IL Rte 59, Bartlett IL 60103

**3. PLEDGE OF ALLEGIANCE:**

**2. ACCEPTANCE OF AGENDA:**

Motion by Commissioner McBride to accept Agenda as presented, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Accepted Agenda.

3. **PRESENTATIONS/REPORTS:** None.

4. **APPROVAL OF MINUTES:**

4-a. Request to Approve the Minutes of November 11, 2010.

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

Voice Vote:

All AYES.

Motion Carried: Approved the Minutes of November 11, 2010.

5. **ACTION ITEMS:**

5-a. Public Hearing:

7431 Astor Avenue - To consider a request by Corporate Design & Development Group, LLC (Applicant) on behalf of the Township of Hanover (Property Owner) for a Variance from the required 25' corner side yard setback of the Village of Hanover Park Zoning Ordinance to allow construction of a 792 sf garage addition to provide vehicle storage and a trash enclosure for the Township Food Pantry. The current use of the property is for the Hanover Township Food Pantry and Community Center.

Director Grill confirmed receipt of the "Green Cards."

Chairman Bakes Opens the Public Hearing.

Chris Kalischefski provided copies of new Landscape Plan drawings to all Commission members and presented the intention of the Hanover Township request for approval of a variance.

All Commissioners were given the opportunity to ask questions following the presentation.

Commissioners Berthelot and Mercier had a concern regarding access by the public via sidewalks around the building. There is a portion along McKool Avenue that is not marked for a sidewalk. Mr. Kalischefski stated McKool Avenue is located in the Village of Streamwood. The Hanover Township has not contacted Streamwood. Director Grill will contact the Village of Streamwood regarding a sidewalk along McKool Avenue.

Commissioner Wachsmuth questioned lighting, security cameras and building signage. Mr. Kalischefski explained the lighting and security, and noted

Hanover Township would return to this Commission at a later date for a sign permit.

Trustee Zimel, Jr. questioned the need for additional parking. Mr. Kalischefski stated additional parking is not needed. Most people visiting the center are within walking distance.

Chairman Bakes addressed the audience for public comment. No public comments received. Chairman Bakes asked for 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, Wachsmuth, Mercier, Watkins, Chairman Bakes
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Jon Kunkel, Roy Pouse

Motion Carried: Public Hearing closed.

Director Grill presented the Findings of Fact.

Commissioner McBride requested striking out A2 & A3 from the Draft Findings of Fact.

Motion by Commissioner McBride to remove Items A2 & A3 from the Draft Findings of Fact and to approve the Variance, seconded by Commissioner Mercier.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Wachsmuth, Mercier, Watkins, Chairman Bakes
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Jon Kunkel, Roy Pouse

Motion Carried: Eliminate Items A2 & A3 from the Draft Findings of Fact, Approve the Variance and present to the Village Board for consideration and approval.

6. **TOWNHALL SESSION:** No speakers signed in to speak.
7. **OLD BUSINESS (NON-ACTION ITEMS):** None.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
  - 9-a. Discussion on Treehouses.  
The Commission discussed Director Grill's memo of December 1, 2010 summarizing Arlington Heights consideration to limit the size of an accessory structure to 100 square feet.  
  
Discussion closed. No action taken.
10. **ADJOURNMENT:**  
Motion by Commissioner McBride, seconded by Commissioner Mercier.  
  
Voice Vote:  
All AYES.  
Motion Carried: Meeting adjourned at 8:08 p.m.

Recorded and transcribed by:

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Regina Mullen  
Commission Secretary  
On this 9 day of December, 2010.

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Jeffrey Bakes, Chairman