



## Village of Hanover Park Administration

Municipal Building  
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**VILLAGE MANAGER**  
JULIANA A. MALLER

## VILLAGE OF HANOVER PARK

### DEVELOPMENT COMMISSION

#### Regular Meeting

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

Wednesday, May 8, 2014  
7:00 p.m.

### MINUTES

#### 1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called the meeting to order at 7:01 p.m.

Chairperson Wachsmuth appointed Auxiliary Member Ruder as a full voting member of the Commission for this meeting.

<b>PRESENT:</b>	Commissioners:	Arthur Berthelot, Mark Mercier, Scot Neil, Gary Rasmussen, Katie Ruder, Chairperson Virginia Wachsmuth
<b>ABSENT:</b>	Commissioners:	Jim Aird, Patrick Watkins
<b>ALSO PRESENT:</b>		Director Shubhra Govind, Planner Katie Bowman, Recording Secretary Regina Mullen Jason Green, W-T Civil Engineering LLC, 2675 Pratum Avenue, Hoffman Estates, IL 60192; Thomas G. Moffitt, Stahl Cohen Crowley Addis LLC, 55 W. Monroe St., Ste 1200, Chicago, IL 60959; Charles P. Riesterer, Grund & Riesterer Architects, Inc., 20 N. Wacker Dr., Ste 2418, Chicago, IL 60606; Jon C. Stickney Barrington Bank & Trust Company, 201 S. Hough Street, Barrington, IL 60010

**2. PLEDGE OF ALLIEGENCE:**

**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:**

**a. Regular meeting minutes of April 10, 2014.**

Motion by Commissioner Berthelot to approve the Minutes of April 10, 2014, seconded by Commissioner Rasmussen.

**Voice Vote:**

**All AYES**

**Motion Carried:** Approved the Minutes of April 10, 2014.

**6. ACTION ITEMS:**

**6-a. Public Hearing** to consider a request by Thomas G. Moffitt of Stahl Cohen Crowley Addis LLC on behalf of Hanover Park Community Bank (applicant) on behalf of Buchanan Energy (S) LLC and the Village of Hanover Park (property owners) for a Plat of Subdivision to consolidate two parcels into one lot, a Special Use to permit a drive-through facility, and a Variance to permit a commercial lot size of under one acre, for the construction of a bank building at 6800 Barrington Road and the vacant lot to the west, Hanover Park, Illinois.

**Chairperson Wachsmuth:** Entertains a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Neil.

**Voice Vote:**

**All Ayes**

**Motion Carried:** Public Hearing Opened.

**Village Planner Katie Bowman** presents a summary of the request before the Commission for a Special Use and Variance. Visual slides were presented identifying the location and building rendering. Hardcopies of updates to the landscaping plan were

presented to the Commission meeting Village code requirements. Also, an additional handicap ramp was added to the site plan per the Illinois Accessibility Code.

The Public Notice was published in the *Daily Herald* on April 13, 2014, and record of mailing of the Notice to property owners within 250 ft has been received from the applicant. No public comments have been received.

**Chairperson Wachsmuth** invited representatives of the applicant up to the podium to speak on behalf of the Bank.

**Sworn In** – Thomas G. Moffitt, Stahl/Cowen Attorneys

**Thomas G. Moffitt** presents their request for a Special Use, purchase of two properties for consolidation, and a Variance for a drive-through facility.

**Sworn In** – Jon C. Stickney, Barrington Bank & Trust.

**Jon C. Stickney** the bank is renting its current location on Irving Park Road. Due to the costs associated with updating the facility, the bank has decided to build a facility nearby that will include a community room used by local groups.

**Sworn In** – Charles P. Riesterer, AIA, Grund & Riesterer Architects, Inc.

**Charles P. Riesterer** presented a brief overview of the facility and design, as it will sit on this site.

**Commissioner Mercier** – Confirmed the location of a separate entrance for the Community Room use after normal business hours. Requested an overview of the environmental issues in demolishing the gas station. (They will be working closely with the EPA and receiving all required permits.) Questioned the vehicle entrance on Barrington Road. Will northbound traffic on Barrington Road be allowed to turn left into the bank? (They are working with IDOT on their recommendation.) Confirmed the ATM will be located in the outside lane of the drive-through. Confirmed egress and ingress from Walnut Avenue.

**Commissioner Ruder:** Questioned sidewalks and parking spaces around the facility. (The Village Public Works Department will ensure appropriate sidewalks are installed.)

**Sworn In** – Jason Green, W-T Civil Engineering, LLC

**Jason Green** clarified the entrances on Barrington Road.

**Commissioner Rasmussen** questioned water detention. (The property will include onsite detention with a depth of 3 ft.)

**Commissioner Neil** questioned Fire Department access throughout the property to ensure ladder and engine truck can get through. (Ensured access of all Fire Department vehicles.)

**Commissioner Berthelot** – No Questions.

**Chairperson Wachsmuth** Questioned how use of the Community Room will be handled. (This room will be used to conduct Money Smart seminars and various other educational seminars, Chamber events, etc.)

**Chairperson Wachsmuth** entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot to close the Public Hearing, seconded by Commissioner Neil.

**Voice Vote:**

**All AYES:**

**Motion carried:** Close the Public Hearing.

**Village Planner Bowman** presents the Draft Findings of Facts and recommendations to the Commission.

**Chairperson Washsmuth** entertained a Motion to approve the Draft Findings of Facts. Motion by Commissioner Berthelot to approve the Draft Findings of Facts, seconded by Commissioner Rasmussen.

**Roll Call Vote:**

AYES:	Commissioners:	Berthelot, Mercier, Neil, Rasmussen, Ruder, Chairperson Wachsmuth
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Aird, Watkins

**Motion Carried.** Approved the Draft Findings of Facts.

**Chairperson Wachsmuth** entertained a Motion to approve consolidation of two parcels into one lot, a Special Use to permit a drive-through facility, and a Variance to

permit a commercial lot size under one acre for the construction of a bank building at 6800 Barrington Road and forward to the Village Board for their consideration.

Motion by Commissioner Neil to approve consolidation of two parcels, a Special Use and a Variance and forward to the Village Board for their consideration, seconded by Commissioner Rasmussen.

**Roll Call Vote:**

AYES:	Commissioners:	Berthelot, Mercier, Neil, Rasmussen, Ruder, Chairperson Wachsmuth
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Aird, Watkins

**Motion Carried.** Approved

7. **TOWNHALL SESSION:** None
8. **OLD BUSINESS (NON-ACTION ITEMS)** None.
9. **NEW BUSINESS (NON-ACTION ITEMS)**

**9-a. Director Govind and Village Planner Bowman**

1. **Hanover Park Education & Work Center** – The Village Board approved a Special Use for this facility within the Hanover Square Shopping Center.
2. **Renovations** - Burger King, west of Barrington Road on Irving Park Road, and Dunkin Donuts on Barrington Road, are renovating their properties.
3. **Wendys** – Submitted a building permit to remodel their restaurant on Lake Street. It will include outdoor seating and renovated interior seating area.
4. **CarX** – west of Barrington Road on Irving Park Road will be opening this weekend.
5. **ICSC** – Staff will be attending the annual International Conference of Shopping Centers the week of May 19 and meeting with various developers and retailers promoting Hanover Park available properties.
6. **Medical Marijuana** - The Village Board will be considering an Ordinance amending our comprehensive zoning ordinance adding definitions and special uses for medical cannabis cultivation center and medical cannabis dispensing facility.
7. **Westview Shopping Center** – Property owners are considering demolition of the existing Baker Square restaurant and building a multi-tenant retail center.
8. **French Market** – The Village Board approved a French Market. It will be held at the Park District Parking lot. Opportunities for vendors are available. The Market will be open on Friday, June 13 through August 29 from 9:00 a.m. – 2:00 p.m.

9. **Village Commuter Parking** - The Village Board will consider allowing free parking at the west end of the Metra Lot for Ontarioville businesses after 3:00 p.m. on weekdays and all day on Saturday and Sunday, which will be posted. It will not affect commuters.

10. **ADJOURNMENT:**

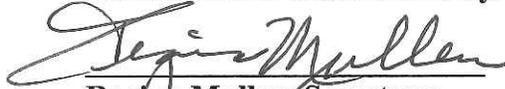
Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen

**Voice Vote:**

**All AYES.**

**Motion Carried.** Meeting adjourned at 7:59 p.m.

**Recorded and Transcribed by:**



**Regina Mullen, Secretary**

**this 8<sup>th</sup> day of May, 2014**

  
**Virginia Wachsmuth, Chairperson**