



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

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

**Thursday, May 10, 2012**

**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 James Aird and Chuck Plaia as full voting members of the Commission for this meeting.**

<b>PRESENT:</b>	<b>Commissioners:</b>	James Aird, Arthur Berthelot, Philip McBride, Mark Mercier (7:03 p.m.) Scot Neil, Chuck Plaia, Chairperson Virginia Wachsmuth
<b>ABSENT:</b>	<b>Commissioners:</b>	Robert Hain, Patrick Watkins
<b>ALSO PRESENT:</b>		Auxiliary Member Gary Rasmussen, Village Planner Katie Bowman, BC John Doubek, Secretary Regina Mullen; Verizon Wireless Rep. Jeffrey Risby, Resident Richard Hanrahan

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

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

Voice Vote:

All AYES.

**Motion Carried:** Agenda Accepted.

**4. PRESENTATIONS/REPORTS:** None.

**5. APPROVAL OF MINUTES:**

**5-a. Request to Approve** the Regular Meeting Minutes of March 22, 2012.

Motion by Commissioner McBride to approve Minutes, seconded by Commissioner Berthelot.

Voice Votes:

All AYES.

**Motions Carried:** Approved the Regular Minutes of March 22, 2012.

**6. ACTION ITEMS:**

**6-a. Public Hearing:** Consider a request by Chicago SMSA Limited Partnership DBA Verizon Wireless (applicant) on behalf of the Village of Hanover Park (property owner) for a Special Use for the Village of Hanover Park Zoning Ordinance to allow installation of an additional wireless communications facility (non-village owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance to allow a second storage building that is 331 square feet, at the Morton Water Tower site, 4805 Morton Road, Hanover Park, Illinois.

**Chairperson Wachsmuth** entertained a Motion to Open the Public Hearing. Motion by Commissioner McBride to Open the Public Hearing, seconded by Commissioner Mercier.

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing Opened.

**Village Planner Bowman** stated a Notice of the Public Hearing was posted in the Daily Herald on April 25, 2012 and presented a summary of this case. Shared with the Commission receipt of one public comment from the Forest Preserve District of DuPage County requesting security lighting for the on-ground facility and equipment be down-shielded to keep light within the boundaries of the site.

**Chairperson Wachsmuth** – Petitioner not present at this time and no one present in the audience for comment. Questions of this Commission will be directed to Village Planner.

**Commissioner Berthelot** – Questioned noise, maintenance schedule, and landscaping plan.

**Commissioner McBride** – Noted an error in the drawings in reference to the fencing. Questioned the coverage maps and maintenance plan.

**Village Planner Bowman** – Shared coverage maps at the dais for review by Commissioners. Also, noted the maintenance plan would be worked out with Public Works.

**Commissioner Plaia** – No questions.

**Commissioner Mercier** – Questioned the size of the current building and confirmed that this facility would be smaller. Questioned noise specifications. Questioned the distance of the facility from a residence. Would like staff to consider down-shielding of lighting of the facility.

**Chairperson Aird** – No questions.

**Commissioner Wachsmuth** – Questioned facility distance from residence and questioned the two gas monitoring points mentioned in public comments received from the Forest Preserve District of DuPage County.

**Village Planner Bowman** – Public Works is aware of the two gas monitoring points and this will be included in the approval of this request.

#### **Arrival of the Petitioner and audience members at 7:15 p.m.**

**Chairperson Wachsmuth** – Offers members of the audience an opportunity to speak as a courtesy, as they have arrived after the time allotted for signing in for public comment.

**Petitioner** Verizon Wireless Rep. Jeffrey Risby, 7240 South King Drive, Chicago IL 60619 called to the podium and sworn in. Petitioner takes questions.

**Chairperson Wachsmuth** – Questioned the distance of the storage facility to a residence.

**Petitioner Risby** stated this location was determined based on drip from the tower creating a circular water line around the premises. To escape the drip and with existing underground improvements including water mains this is the best location for the structure. The structure is masonry with a pitched roof and windows.

**Commissioner Mercier** – Questioned noise outside the building.

**Petitioner Risby** stated there is an emergency standby generator housed inside the building that would test for about 15 minutes once a week at 10:30 a.m. This site will be visited by a maintenance team every two – three months. There is one light above the facility door and it is down-shielded in the current design.

**Village Planner Bowman** receives Return Requested Receipts from Petitioner.

**Resident Ric Hanrahan** of 4775 Thistle Court, Hanover Park, IL is called to the podium and sworn in. Mr. Hanrahan questioned the impact on the surrounding residents relating to safety, property value, and the reason for another cell tower.

**Chairperson Wachsmuth** stated there is an existing facility at this site and this request is for an additional storage facility with an antenna mounted to the base of the existing

water tower.

**Petitioner Risby** stated Verizon operates within the safe range of the FCC, with no evidence of a decrease in property values at their existing facilities.

**Chairperson Wachsmuth** entertained a motion to close the taking of testimony on the Public Hearing.

Motion by Commissioner McBride to close the taking of public testimony, seconded by Commissioner Mercier.

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing Closed.

**Village Planner Bowman** presented the Draft Findings of Fact for Special Use and Accessory Structure Variation and included Commission recommendations.

**Chairperson Wachsmuth** entertained a motion to Approve the Draft Findings of Facts.

Motion by Commissioner Mercier to approve the Draft Findings of Facts with Commission recommendations, seconded by Commissioner Berthelot.

**Roll Call Vote:**

AYES:	Commissioners:	Aird, Berthelot, McBride, Mercier, Neil, Plaia, Chairperson Wachsmuth
NAYS:	Commissioner:	None
ABSENT:	Commissioners:	Hain, Watkins

**Motion Carried:** Approved Draft Findings of Facts with Commission recommendations.

**Chairperson Wachsmuth** entertained a motion to approve the Petitioners request. Motion by Commissioner Mercier by approve Petitioner's request, seconded by Commissioner Neil.

**Roll Call Vote:**

AYES:	Commissioners:	Aird, Berthelot, McBride, Mercier, Neil, Plaia, Chairperson Wachsmuth
NAYS:	Commissioner:	None
ABSENT:	Commissioners:	Hain, Watkins

**Motion Carried:** Approved the Special Use and Variance with Commission recommendations.

**TOWNHALL SESSION:** None.

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 – Katie Bowman**

1. At their Board meeting of May 3, 2012, the Village Board approved the Final Village Center Plan. The Village is promoting the area and working on the extension of the Elgin O'Hare.
2. Staff is working with CMAP and ULI to conduct a study along Irving Park Road. This Commission will be invited to upcoming meetings.
3. Staff is finalizing plans for TIF 5.
4. Staff will be attending ICSC to promote Hanover Square and other available properties for development.

**10. ADJOURNMENT:**

Motion by Commissioner McBride, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 7:45 p.m.

**Recorded and Transcribed by:**

  
Regina Mullen, Secretary  
this 10 day of May, 2012

  
Virginia Wachsmuth, Chairperson