



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION Regular Meeting

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

Wednesday, April 10, 2014
7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called the meeting to order at 7:07 p.m.

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

PRESENT:	Commissioners:	Jim Aird, Arthur Berthelot, Mark Mercier, Katie Ruder, Chairperson Virginia Wachsmuth
ABSENT:	Commissioners:	Scot Neil, Patrick Watkins, Gary Rasmussen
ALSO PRESENT:		Director Shubhra Govind, Planner Katie Bowman, Recording Secretary Regina Mullen
		Dr. Kenya F. Ayers, Harper College, 1200 West Algonquin Rd., Palatine, IL 60067-7398; Peggy Heinrich, ECC, 1700 Spartan Dr., Elgin 60123

IL
2. PLEDGE OF ALLIEGENCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

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

5. **APPROVAL OF MINUTES:**

a. **Regular meeting minutes of December 12, 2013.**

Motion by Commissioner Berthelot to approve the Minutes of December 12, 2013, seconded by Commissioner Mercier.

Voice Vote:

ALL AYES

Motion Carried: Approved the Minutes of December 12, 2013.

b. **Regular meeting Minutes of February 13, 2014.**

Motion by Commissioner Berthelot to approve the Minutes of February 13, 2014 with correction to noted Scribner's error, seconded by Commissioner Mercier.

Voice Vote:

ALL AYES

Motion Carried: Approved the Minutes of February 13, 2014.

c. **Workshop Minutes of March 27, 2014.**

Motion by Commissioner Berthelot to approve the Minutes of March 27, 2014, seconded by Commissioner Mercier.

Voice Vote:

ALL AYES

Motion Carried: Approved the Minutes of March 27, 2014.

6. **ACTION ITEMS:**

6-a. Public Hearing to consider a request by Elgin Community College (applicant) on behalf of the Village of Hanover Park (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance to allow a college use in the B-2 Local Business District within a portion of the Hanover Square Shopping Center at 6704 Barrington Road, Hanover Park, IL.

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

Voice Vote:

All Ayes

Motion Carried: Public Hearing Opened.

Village Planner Katie Bowman presented a summary of the request before the Commission. Visual slides were presented identifying the location of this Special Use, a Zoning map and a drawing of the floor plan. The Education and Work Center will take up approximately 10,900 square feet to include four classrooms and a computer classroom, as well as a designated area for Worknet services.

There is appropriate parking available within the Center, with multi access areas including a light at the intersection of Walnut Avenue and Barrington Road. This location is also within walking distance to and from the Metra Station, it is accessible by car and is located along Bus Route 554.

Chairperson Wachsmuth invited Elgin Community College and Harper College representatives up to the podium.

Sworn In – Peggy Heinrich, Dean of Adult Education, Elgin Community College, 1700 Spartan Drive, Elgin, IL 60123 and Dr. Kenya F. Ayers, Dean Academic Enrichment & Engagement, Harper College, 1200, West Algonquin Rd, Palatine, IL 60067-7398

Ms. Heinrich and Dr. Ayers

Harper College will offer daytime classes primarily in the morning hours and, ECC will offer evening classes Monday through Thursday. At this time no weekend classes are scheduled. Classes to be offered include adult basic and secondary education classes (basic literacy in reading and math or pre-GED), GED and ESL(English as a second language). Also, the Chicago Cook Workforce Partnership will offer Worknet services. Classes will begin in the late fall following completion of construction. They do not anticipate full enrollment during this semester. Full capacity would be 150 students.

Dr. Ayers highlighted the opportunity for economic growth aligned with adult education. This program has the opportunity and potential to offer a lot for the community and its residents. The educational and economic potential as residents obtain educational experiences and gain educational credentials means they gain the potential for greater family-sustaining wages which has the domino effect for what happens to the community. This partnership is unprecedented and is a model that others will seek to replicate in the future.

Commissioner Mercier: What class levels will be offered?

College Representatives - Their primary focus is pre-GED, GED and ESL; however, other possibilities may be considered in the future.

Marketing of the Education and Work Center?

College Representatives - Marketing efforts will target the Hanover Park Community; however, through their grant funding they are not restricted to individuals who reside only in the college districts. There is more flexibility for offering these free services.

How will this facility be staffed?

College Representatives - Staffing will consist of a full-time Director and full-time Coordinator, a part-time Coordinator to cover the day and evening hours.

Do you anticipate classes overlapping?

College Representatives - The five classrooms would ideally be simultaneously utilized at the same time on the same evenings if they are able to run a full gamut of class offerings. That is how they reached the maximum of 150 student population.

Will the 56 spaces for parking be enough?

Village Planner Bowman - Students may be taking other means of transportation and there are enough additional spaces for overflow should the need arise. Also, there will be an additional bus stop put in front of the Square.

Commissioner Ruder: Have we surveyed the adjacent tenants about their potential concerns and sharing of parking spaces?

Village Planner Bowman noted the tenants are aware of the Education and Work Center coming to Hanover Square and parking will not be a deterrent as the tenants are looking forwarding to additional activity in the Shopping Center.

Commissioner Ruder: Questioned the monies being spent to bring the Center to Hanover Square.

Ms. Heinrich stated the Colleges and the Village continue to work on the budgeted monies designated for this project.

Will there be weekend classes added?

Dr. Ayers stated it is too soon to answer that question. It is all based on future enrollment and success of the Center.

Commissioner Aird: No questions.

Commissioner Berthelot: Although Commissioner Berthelot is in favor of the Center; he raised concerns on only having a three-year lease. When compared to the amount of monies the Village will designate to build the Center, he would prefer a longer lease commitment.

Village Planner Bowman stated it is typically the landlord's responsibility to ready the white-box. The portion of the costs for tenant build out is more in line with the monies generated from the lease.

Dr. Ayers stated the intent is to extend the lease; however, out of fiscal responsibility to the taxpayers, this is a reasonable agreement. Future data will determine the feasibility of extending the lease commitment.

Chairperson Wachsmuth: Noted the Center fits into our goals and vision as a community to increase employment, and it is a good investment. Also noted, ESL instruction for multiple languages will be offered.

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

Voice Vote:

All AYES:

Motion carried: Closed the Public Hearing.

Village Planner Bowman Noted the Public Notice of the hearing and application was posted in the *Daily Herald* on March 26, 2014, mailed to property owners within 250 ft. of the property on that date and, the public notice was posted on the property.

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

Roll Call Vote:

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

Motion Carried. Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to approve a Special Use to allow a college use in the B-2 Local Business District within a portion of the Hanover Square Shopping Center, and forward to the Village Board for their consideration. Motion by Commissioner Berthelot to approve the Special Use and forward to the Village Board for their consideration, seconded by Commissioner Mercier.

Roll Call Vote:

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

Motion Carried. Approved the Special Use.

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. **Harbor Freight Tools** – Ribbon Cutting held on April 10. Exterior work continues on the parking lot, landscaping, sidewalk and wall work in the back of the building.
 2. **Renovations** - CarX west of Barrington Road on Irving Park Road is reopening. Fuji Films is currently doing an interior remodel at an estimated cost of \$1.8 million, Burger King west of Barrington Road on Irving Park Road and Dunkin Donuts on Barrington Road are remodeling.
 3. **Corrigan Moving Systems** – New warehouse building in Turnberry Park, south of the Fuji building.
 4. **May/June HiLighter Issue** – The Village has added new features that include: Shop Local - two pages of Hanover Park Business coupon ads and a listing of Community Events.
 5. **Hanover Park Community Bank** – The Village is anticipating an application for a new bank building to be located at the northwest corner of Walnut Ave and Barrington Road. This item will be presented at our next Commission meeting as a Public Hearing.
 6. **Touch a Truck Event** – Added to this event will be a dozen food trucks.
 7. **French Market** – The Village and Park District Boards are considering approval of a French Market to be located in the Park District Parking Lot. If approved, the Market will be held June through August and local businesses will have an opportunity to participate.
 8. **900 Irving Park Road** – Currently, there are no specific plans for developing this property. The Village is working with the owner for removal of the parking lot.
10. **ADJOURNMENT:**

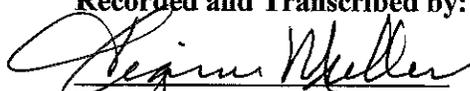
Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

Voice Vote:

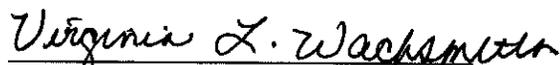
All AYES.

Motion Carried. Meeting adjourned at 8:04 p.m.

Recorded and Transcribed by:



**Regina Mullen, Secretary
this 10th day of April, 2014**



Virginia Wachsmuth, Chairperson

