



**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 PORTEH
RICK ROBERTS
LISA TROUSDALE

VILLAGE MANAGER
JULIANA A. MALLER

**VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING
Hanover Park Police Station Community Room
2011 Lake Street Hanover Park, IL
Thursday, January 12, 2017
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 December 8, 2016.
6. **ACTION ITEMS:**
 - 6-a. **Public Hearing:** consider a request by Richard Felicelda from New Lake College Corporation (applicant) on behalf of 1300 Greenbrook, LLC (property owners) for a Special Use for a Commercial School. The applicant is proposing to operate a licensed practical nursing program out of Suite 102, in the building located at 1300 Greenbrook Boulevard, Hanover Park, Illinois.
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.
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 PD Community Room Hanover Park, IL Thursday, December 8, 2016 7:00 p.m.

1. CALL TO ORDER: ROLL CALL

Co-Chair Aird called meeting to order at 7:01 p.m.

PRESENT: Commissioners: James Aird, Arthur Berthelot, Joe Serauskas,
Gary Rasmussen, Scot Neil, Parthiv Patel,
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins

ALSO PRESENT: Director Shubhra Govind, Village Planner Patrick Ainsworth,
Commission Secretary Kathleen Arnold,
Mohsin Latifi – KGN Group Inc. (applicant), 300 Monarch Dr.,
Streamwood, IL 60107
Kevin Swan – K-C Distributing Inc., 1981 E Devon Avenue,
Hanover Park, IL 60133
Mark Hopkins – HKM Architects, 43 S. Vail Ave, Arlington Hts.
IL 60004 (19 Residents in attendance)

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of August 11, 2016.

Motion by Commissioner Berthelot to approve the Minutes of August 11, 2016,
seconded by Commissioner Neil.



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Voice Vote:

All AYES.

Motion Carried: Approved the Minutes of August 11, 2016.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Mohsin Latifi (applicant) on behalf of Chicago Title Land Trust Company, Trust #1110519 (property owner) for approval of a Special Use to operate a Private School located at 7455 Jensen Boulevard, Hanover Park, Illinois.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Ainsworth presented a PowerPoint presentation and summary of the request before the Commission. He presented the location of the subject property, zoning history, land use, current zoning, and staff analysis to the Commission.

The Public Notice was published in the *Daily Herald* on November 23, 2016.

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

Sworn in: Mohsin Latifi – KGN Group Inc. (applicant), 300 Monarch Dr., Streamwood, IL 60107

Mohsin Latifi: presented proposal for a Special Use to operate a Private School located at 7455 Jensen Boulevard, Hanover Park, Illinois.

Commissioner Rasmussen: No questions.

Commissioner Neil: No questions.

Commissioner Serauskas: asked about the traffic patterns and if they will work with parents to follow the patterns to reduce the chance of accidents. For example there is a school on Springinsguth Road in Schaumburg that has many accidents due to congestion. He would like some assurance this will not be the case for this



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location with congestion at drop off and pick up. In addition, he is very concerned about left turns east bound to Jensen Blvd and if this would present a burden to the Police or Fire Department.

Mohsin Latifi: responded that if the Village wants them to have a set traffic pattern implemented they will abide. They will have staff available and will work with the parents to assure safety. Since their school has been opened at another location, none of their parents have had an accident dropping off or picking up their children.

Commissioner Berthelot has a similar concern as the grocery store had intermittent traffic more spread out during the day, while the school would have two heavy congested periods with up to 30 cars all at one time, he would like more research done to assure there will not be any traffic issue. He has concerns about the expense of the building renovations and if this location will work for a school with heavy traffic on Irving Park Road and Barrington Road. Can the traffic lanes on Irving Park turning to Jensen be revised? (However, it was noted that Irving Park Rd. is under IDOT jurisdiction.)

Commissioner Patel: asked how many full time students the school can accommodate now and in ten years during the school week and at Sunday School. Will they seek another location in the future if they exceed occupancy of this location?

Mohsin Latifi: responded they have not exceeded 98 full time students in the past ten years. At this location they can have 100 more before they would need to look at increasing the size of the building or obtaining a new location. Currently they have 100 students attend Sunday School.

Sworn In: John Lesner, 7409 Wayward Dr. Hanover Park, IL 60133

John Lesner: Will there be school buses?

Village Planner Ainsworth: responded there will be no school buses as all students will be driven by their parents.

Sworn In: Rezwan Ul Haque, 407 Elderberry, Streamwood, IL 60107

Rezwan Ul Haque: who is a current Trustee of the Islamic Center of Schaumburg – Masjid Al-Huda. Responded he does not believe this location will



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have a traffic issue as most of the traffic is due to the Mosque located on Irving Park Road in Schaumburg.

Chairperson Wachsmuth does not see any problems with parking and adding a condition for a right in only and have staff follow-up in few months to assure there are not any traffic issues. The current outside condition of the building does not look good will this be address and better signage added.

Mohsin Latifi: Responded that revisions of the outside of the building and new signage are part of their remodeling plan for this project.

Village Planner Ainsworth responded that signage is not part of this application and will be addressed separately.

Director Govind: explained the Commission could add a condition to address the traffic concerns with a Right In Only at the northern entrance for better traffic management and request they stager the times of the drop/pick up per grade. Staff will review traffic plan in three months after school opens.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

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

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

Roll Call Vote:

AYES: Commissioners: Rasmussen, Neil,
Serauskas, Patel,
Chairperson Wachsmuth

NAYS: Commissioners: Berthelot

ABSENT: Commissioners: Aird, Watkins,

Motion Carried. Recommend approval to the Village Board.



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Motion Carried: Approved the Draft Findings of Fact as amended.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for Special Use Amendment to operate a Private School located at 7455 Jensen Boulevard, Hanover Park, Illinois. from Section 110.4.5.7 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 Special Use for a Private School and forward to the Village Board for their consideration, seconded by Commissioner Patel.

Roll Call Vote:

AYES: Commissioners: Rasmussen, Neil,
Serauskas, Patel
Chairperson Wachsmuth

NAYS: Commissioners: Berthelot
ABSENT: Commissioners: Aird, Watkins

Motion Carried. Recommend approval.

- 6-b. Public Hearing:** to consider a request by Kevin Swan (applicant) on behalf of K-C Distributing, Inc. (property owners) for approval of a Variance from the required side yard setback for the building located at 1989 Devon Avenue, Hanover Park, Illinois.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Ainsworth presented a PowerPoint presentation and summary of the request before the Commission. He presented the location of the subject property, zoning history, land use, current zoning, and staff analysis to the Commission.

The Public Notice was published in the *Daily Herald* on November 23, 2016.



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

Sworn in: Kevin Swan, K-C Distributing Inc., 1981 E Devon, Hanover Park, IL 60133

Kevin Swan: presented proposal for a variance from the required side yard setback for the building at 1989 Devon Avenue, Hanover Park, IL 60133

Commissioner Berthelot: questioned if the Fire Department sign off on installation of the elevator.

Village Planner Ainsworth: responded that Inspectional Services a division of the Fire Department has reviewed the drawings and are working with the applicant to meet code.

Chairperson Wachsmuth: questioned if there would be any changes to the existing Landscaping.

Village Planner Ainsworth: responded that any landscaping revisions would meet code.

No other comments or questions from commissioners.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Ainsworth 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 Neil.

Roll Call Vote:

AYES:

Commissioners:

Berthelot, Rasmussen, Neil,
Serauskas, Patel,
Chairperson Wachsmuth



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NAYS: Commissioners: None
ABSENT: Commissioners: Aird, Watkins
Motion Carried. Recommend approval to the Village Board.
Motion Carried: Approved the Draft Findings of Fact as amended.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for Variance from the required side yard setback for the building located at 1989 Devon Avenue, Hanover Park, Illinois. from Section 110.4.7.8 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 amendment to the Planned Unit Development with variations and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

AYES: Commissioners: Berthelot, Rasmussen, Neil,
Serauskas, Patel
Chairperson Wachsmuth

NAYS: Commissioners: None
ABSENT: Commissioners: Aird, Watkins
Motion Carried. Recommend approval.

- 6-c. Public Hearing:** to consider a request by Anuja Gupta (applicant) on behalf of Chicago Trust Company, Trust #SBL-4135 (property owners) for modifications to an existing Planned Unit Development Application that was originally heard by the Development Commission on May 12, 2016. The modifications include, but are not limited to: an amendment to the Site Plan layout, density increase by one dwelling unit, a separate entrance for the future retail pad off of Olde Salem Road and changes to the condominium building all of which is located at 900 Irving Park Road, Hanover Park, Illinois.

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.



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Director Govind provided background on the process, that the Village Board had received the Development Commission's Findings of Fact following the Public Hearing in May, and a portion of the property has been rezoned. She also provided an explanation for the need to conduct an additional Public Hearing for this request, given the changes proposed to the original PUD Plan and detailed out the progress completed so far when what the next steps will be to submit this proposal to the Village Board for consideration.

The Public Notice was published in the *Daily Herald* on November 23, 2016.

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

Sworn in: Mark Hopkins, HKM Architects, 43 S. Vail Avenue, Arlington Heights, IL 60004

Sworn in: Bob Gudmundson, RWG Engineering.

Mark Hopkins: presented the request by Anuja Gupta (Applicant) on behalf of Chicago Trust Company, Trust #SBL-4135 (property owners) for modifications to an existing Planned Unit Development Application that was originally heard by the Development Commission on May 12, 2016 for proposed condominium building all of which is located at 900 Irving Park Road, Hanover Park, IL 60133. A revised site plan was shown using PowerPoint on the projection screen.

Commissioner Rasmussen: No questions.

Commissioner Serauskas: When he visited the site he noticed that the graded parking lot was piled very close to Irving Park Road, is this preliminary or will this be moved when building begins in the spring.

Bob Gudmundson: responded the grading pile will be moved when construction begins.

Commissioner Berthelot: No questions.

Commissioner Patel: No questions.

Chairperson Wachsmuth: questioned if pond evaporation was in the detention.



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And would the plan include connecting the sidewalks from Irving Park Road and all the way to the Hartford Square Condominiums

Bob Gudmundson: responded that yes, they will have a fountain with aeration.

Mark Hopkins: responded the plan includes connecting sidewalks except for the parcel owned by Long John Silvers. They will not put in sidewalks for the Retail pad until built and ornamental fencing will be along Irving Park Road.

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

Director Govind 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 Serauskas.

Roll Call Vote:

AYES: Commissioners: Berthelot, Rasmussen, Neil,
Serauskas, Patel,
Chairperson Wachsmuth

NAYS: Commissioners: None
ABSENT: Commissioners: Aird, Watkins

Motion Carried. Recommend approval to the Village Board.

Motion Carried: Approved the Draft Findings of Fact as amended.

Chairperson Wachsmuth entertained a Motion to recommend approval of the request for modifications to an existing Planned Unit Development Application that was originally heard by the Development Commission on May 12, 2016 for a proposed condominium building all of which is located at 900 Irving Park Road, Hanover Park, Illinois. 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 amendment to the Planned Unit Development with variations and forward to the Village Board for



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their consideration, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES: Commissioners: Berthelot, Rasmussen, Neil,
Serauskas, Patel
Chairperson Wachsmuth

NAYS: Commissioners: None
ABSENT: Commissioners: Aird, Watkins

Motion Carried. Recommend approval.

Please note: After the public hearing was closed and the Development Commission had voted, a resident had questions pertaining to the proposed development at 900 Irving Park Road, which were heard under the Townhall Session.

7. **TOWNHALL SESSION:** A resident from 7400 Nantucket Cove had questions regarding the proposed development related to proposed number of units, number of people anticipated to live in the development, height of the buildings, and the number of cars generated from the development. All questions were answered.
8. **OLD BUSINESS (NON-ACTION ITEMS):** None
9. **NEW BUSINESS (NON-ACTION ITEMS):**
 - 9-a. Community Development Update
Various updates were discussed.
10. **ADJOURNMENT:**

Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.
Voice Vote: All AYES.
Motion Carried: Meeting adjourned at 9:03 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Commission Secretary
this 8th day of December 2016

Virginia Wachsmuth, Chairperson



**Village of Hanover Park
Community & Economic Development Department**

STAFF MEMORANDUM

TO: Chairman Wachsmuth and Members of the Development Commission

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

SUBJECT: **Public Hearing to request a Special Use for a Commercial School for the property located at 1300 Greenbrook Boulevard**

ACTION REQUESTED: Approval Denial Information

DATE: January 12, 2017

REQUEST SUMMARY

The following is scheduled for Development Commission review at 7:00 p.m. on January 12, 2017 in the Community Room of the Police Station, 2011 Lake Street:

To consider a request by Richard Felicelda from New Lake College Corporation (applicant) on behalf of 1300 Greenbrook, LLC (property owners) for a Special Use for a Commercial School. The applicant is proposing to operate a licensed practical nursing program out of Suite 102, in the building located at 1300 Greenbrook Boulevard, Hanover Park, Illinois.

SITE INFORMATION

Existing Zoning: B-2, Local Business
Existing Land Use: Commercial Office Building
Property Size: 88,119 sq. ft. (2.02 acres)
PIN: 02-06-400-032-0000

SURROUNDING ZONING AND LAND USES

	ZONING	EXISTING LAND USE
NORTH:	R-2, Single Family Residence (Unincorp. DuPage County)	Agricultural
SOUTH:	B-2, Local Business R-4, Multi-Family Residence	Commercial Office Residential Condominiums
EAST:	B-2, Local Business	Neighborhood Commercial
WEST:	R-4, Multi-Family Residence	Residential Condominiums

BACKGROUND

The subject property is located at the southwest corner of Lake Street and Greenbrook Boulevard. This property is zoned B-2, Local Business, and is currently improved with a three-story, 38,900 square foot building and a surface parking lot for off-street parking. The existing building contains several office suites and an attached drive-through banking facility. The majority of the building is currently vacant and the drive-through banking facility is not currently in use.

The applicant is proposing to operate a licensed nursing practical program out of Suite 102 which is 2,040 square feet in size. The office suite will be set up with two classroom spaces, a nursing skills lab and other ancillary rooms to service the school. The applicant stated that all training will be conducted on mannequins and no training will be conducted on human beings. The applicant also stated that the school will start with approximately 20 to 40 students where 20 students will be enrolled in morning/daytime classes and another 20 students in evening classes. All activities associated with the nursing school will take place within Suite 102. No exterior modifications are being proposed to the building or to the property as part of their request.

STAFF ANALYSIS & DISCUSSION

The applicant is proposing to occupy the building with a commercial school which is an allowable Special Use in the B-2, Local Business zoning district under Code Section 110-5.9.3. According to the applicant, the commercial school will start with approximately three staff and faculty and approximately 40 students. There will be two shifts for classes and all activities associated with this use will be conducted within the subject office suite. The subject property has adequate ingress and egress and contains 122 off-street parking spaces. The proposed use will require a total of six off-street parking spaces.

Compliance with Village Plans and Studies

Comprehensive Plan

Hanover Park's Comprehensive Plan, adopted in 2010, lays out the vision for future development within the community. This vision is guided by analyzing current conditions and assessing future development trends which in turn helps the Village make educated decisions on special use proposals. The Comprehensive Plan entitles uses, such as the proposed nursing program a Community Facility. In some instances, the Comprehensive Plan cites the need for community facilities. Those general citations/recommendations are as follows:

- Page 20 – Community Facilities and Public Infrastructure - “A community’s overall quality of life is highly dependent upon the strengths and conditions of the municipality’s community facilities... particularly as they form the building blocks for a strong, balanced community that benefits current residents and attracts potential new residents.”
 - This new use would bring a new education program to Hanover Park where students can train for the healthcare profession which, in turn, could serve our diverse population.
- Page 22 – The Comprehensive Plan mentions that there are no institutions of higher learning within Hanover Park’s jurisdiction. This facility will help to fill that gap by providing professional training to future healthcare workers.

- Page 23 – The Comprehensive Plan also mentions that Hanover Park does not contain a hospital, but is served by several large medical centers in the vicinity. This same section also acknowledges the growing population of the 40+ age cohort which will need a robust healthcare system.
 - This proposed school may potentially enhance the local healthcare system by training people in the area for the healthcare field. The graduates from this school may then go on to work in the medical centers that serve the Hanover Park area.

The proposed Special Use is consistent with the Hanover Park Comprehensive Plan.

Compliance with Village Zoning Ordinance

The property is currently zoned B-2, Local Business and a Commercial School is an allowable Special Use in the B-2 zoning district. The applicant is proposing no exterior modifications to the building or property. The proposed 2,040 square foot office suite would require six off-street parking spaces when using the land use classification of “Dance, Music, Vocational, Trade School” which requires 3 parking spaces per every 1,000 square feet of gross floor area. The property contains an existing parking lot of 122 off street parking spaces which will exceed the required parking needed for this use. Therefore, the proposed use is consistent with the Hanover Park Zoning Ordinance.

STAFF REVIEW

As part of the Development Commission Application review process, the following departments reviewed the proposed drawings: Fire Department, Inspectional Services, Public Works, Police Department and Community and Economic Development. All staff review comments have been incorporated into the drawings and/or conditions associated with this application.

Discussion on Special Use Request

In order to approve a Special Use, the applicant’s proposal should meet all of the Standards for Review as cited in Code Section 110-4.5.7. The applicant is proposing to activate a vacant office suite with a new commercial school to train students for the healthcare field which will be a benefit to the community. Staff finds that there will be no adverse impact to the surrounding properties or to the public health, safety and welfare as explained in the attached Findings of Fact (Exhibit 1). Additionally, the applicant discusses the use as outlined in the attached Project Narrative (Exhibit 2) and as shown in the attached drawings (Exhibits 3 through 4).

PUBLIC COMMENT

To date, staff has received no inquiries and no written public comments related to the application have been submitted.

RECOMMENDATION

Move to recommend approval of the request and adopt the draft Findings of Fact recommending approval for Special Use for a Commercial School the property at 1300 Greenbrook Boulevard, with the following conditions:

1. The Special Use shall only be for Suite 102 inside of 1300 Greenbrook Boulevard and shall substantially conform to the drawing entitled New Lake College Floor Plan dated December 12, 2016, except as such plans and drawings may be amended to conform to all applicable codes and ordinances.

2. That no signage is approved as part of this application.

ATTACHMENTS

- Exhibit 1 – Draft Findings of Fact
- Exhibit 2 – Applicant’s Project Narrative
- Exhibit 3 – Plat of Survey
- Exhibit 4 – Floor Plan

DEVELOPMENT COMMISSION
FINDINGS OF FACT
SPECIAL USE

1300 GREENBROOK BOULEVARD

I. Subject

Consideration of a request by Richard Felicelda from New Lake College Corporation (applicant) on behalf of 1300 Greenbrook, LLC (property owners) for a Special Use for a Commercial School. The applicant is proposing to operate a licensed practical nursing program out of Suite 102, in the building located at 1300 Greenbrook Boulevard, Hanover Park, Illinois

II. Findings

On January 12, 2017, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning a Special Use for a Commercial School. ___ member of the public appeared and ___ written comments were filed.

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

Special Use Standards for Approval

A. Public Health, Safety, and Welfare

The proposed special use request will not negatively impact the public health, safety or welfare of the community as the applicant will be occupying a vacant office suite with a new use. The applicant is requesting the special use to teach a licensed practical nursing program that will be certified with the State of Illinois. The graduating population will then go on to work in the healthcare field which will then help better serve the general population and advance the public health, safety and general welfare.

B. Surrounding Property Use and Value

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. The applicant is proposing to operate a practical nursing school program inside an existing office building. There are no exterior improvements proposed for the property with the subject application. However, the current property owner recently acquired the property and has been enhancing the property with new landscaping, signage and interior improvements which, in turn, may help raise property values.

C. Conformance with Comprehensive Plan

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The Comprehensive Plan acknowledges the importance of "community facilities" such as schools as a way to create a strong and balanced community. The proposed school will teach students about nursing which will add to

the growing field of healthcare. The Comprehensive Plan acknowledges the importance of a strong healthcare system as our 40+ population is rapidly growing.

D. Development and Improvement of Surrounding Property

The proposed development will not impede the normal and orderly development and improvement of the surrounding properties nearly all abutting properties are already developed as either residential or commercial uses.

E. Utilities, Access Roads, and Drainage

The proposed development has been reviewed by all applicable departments and staff including the Village Engineer and the Public Works Department. No public utilities will be impacted as there are no such improvements proposed with this property at this time.

F. Traffic Impact

The proposed development has been reviewed by all applicable departments and staff including the Village Engineer and the Public Works Department. Village staff finds that there will be no traffic impact to the surrounding street system as the number of trips generated by the proposed use is very minimal.

G. Conform to all Regulations

The applicant's proposed site improvements will conform to all Zoning Codes and all other applicable codes and regulations. The applicant has worked with Village Staff to ensure that the proposed use will meet and/or exceed the Village's standards.

H. Minimize Adverse Impacts on Abutting Properties

The proposed use will have minimal, if any, impacts on the abutting properties as all activities will take place inside the current building. There are no exterior modifications being made to the property that will result in any impact or detriment to the abutting properties.

III. Recommendations

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

1. The Special Use shall only be for Suite 102 inside of 1300 Greenbrook Boulevard and shall substantially conform to the drawing entitled New Lake College Floor Plan dated December 12, 2016, except as such plans and drawings may be amended to conform to all applicable codes and ordinances.
2. That no signage is approved as part of this application.

New Lake College Narrative

- Business Background

New Lake College (NLC) was established and created goals focused on providing quality career and vocational education relevant the community needs on healthcare professionals and paraprofessionals.

- Specific Activities that will take place within the specific office unit

NLC's business activities include

- recruitment and enrollment of pre-qualified individuals based on their abilities to successfully complete any one of their desired vocational training programs approved by Illinois Board of Higher Education
- delivery of training using combined online learning activities and classroom discussions and collaborations with practical training included to measure proficiency in related clinical skills
- assessment and evaluation of student academic performances including academic tutorials provided in a timely manner as determined needed by the instructional staff
- provisions for administrative service activities to assure continuous business operations and academic support services to realize an adequate and appropriate level of training delivery
- preparation and recommendation of program graduates for licensure or certification as professionals or paraprofessionals
- enablement of school performance improvement and alignment of its business processes with accreditation standards

- How many students, how many instructors/staff and when will the students be present (this should include anticipated number of students that you will start off with and the maximum enrollment

The size of NLC's student population will be determined largely by elements in its context of training conduct and delivery in relation to the business activities mentioned in the previous criteria. These elements will be

- Size of classrooms and laboratory areas
- Availability of adequate training supplies and equipment
- Availability of qualified training instructors
- Availability of knowledgeable support staff

Considering the elements above, NLC projects a program size of 40-45 students for its first 3 years of operations. The program will be supervised by a Nursing Education Program Director and at least 2 additional full-time equivalent (FTE) instructors. Support staff will initially include two full-time individuals, including 1 to direct the recruitment and enrollment of students into the program and an individual responsible for curriculum instructional resources and performance improvement processes.

What type of curriculum will be offered

NLC will start conducting training related with health care occupations. It will design its instructional methods around a flipped classroom model that promotes adult learning in a self-directed environment. The total number of contact hours will be utilized in classroom with learner-centered activities supported by online homework activities designed to start the learning process at home prior to the student coming into the classroom.

- Any specific equipment going to be used as part of the instruction

There are required health care equipment which will be used for practical training of clinical nursing skills. Some of these are a patient care unit with at least 2 beds, nursing care mannequins, assistive devices, nursing care supplies, health assessment kits, medication management supplies and nursing care supplies.

- Reply to the standards for a Special Use as cited in Code Section 110-4.5.7 (there are eight standards for approval so your Project Narrative should include a list 1 through 8 that answers to each of these standards – One sentence should be the minimum for each response)
- The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The operation of vocational training programs will not interfere in any way with current community activities relating to public health and safety, community member comfort and welfare. In contrast, it is meant to improve current health care services provided to the community. We will be producing health care workers who can then provide nursing care for the community's adult elderly and protect public health and safety.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses already lawfully established or permitted, nor substantially diminish and impair property values within the neighborhood.

All classroom and practical training activities will be confined in the school's premises. Students will also be constantly supervised by assigned instructors or the program director. Students will never be in communication or contact with individuals not associated with the school.

- The establishment of the special use will support the policies, goals, objectives, and plans of the comprehensive plan of the village.

The Village of Hanover Park and surrounding villages include a significant number of long-term nursing care and rehabilitation facilities. The school's ability to develop individuals who will be working as licensed practical nurses will support the workforce need and operations of these facilities.

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

As mentioned earlier, the school's students will not be interacting with other business entities around its area and therefore not obstruct their daily operations.

Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The property lease granted to NLC includes access to power and gas services needed to operate the property and grants the school and students access to parking around the building vicinity. Coming into the property parking areas are 2 access roads from Greenwood Blvd.

- Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion in public streets.

The access roads provided to and from the parking areas and building entries and exits are adequately located and spacious to allow two way traffic.

The special use shall in all other respects conform to the applicable regulations of the district in which it is located.

The property management group facilitated inspection of the school premises for compliance with village regulations on fire safety and emergency evacuation.

- The design of the proposed use will minimize adverse effects, including visual impacts, of the proposed use on abutting and nearby properties.

The strategic location of building entries and exits, as well as the school's entrance doors minimizes overcrowding during the start and end of classes as students come in and go out of the school premises.

New Lake College

Floor Plan
1300 Greenbrook Blvd. #402
Hanover Park, IL 60133

