



## 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  
JENNI KONSTANZER  
JON KUNKEL  
RICK ROBERTS  
EDWARD J. ZIMEL, JR.

**VILLAGE MANAGER**  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING

**Municipal Building, Room 214  
Hanover Park, IL**

**Thursday, May 8, 2014**

**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 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.
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

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.

<b>PRESENT:</b>	Commissioners:	Jim Aird, Arthur Berthelot, Mark Mercier, Katie Ruder, Chairperson Virginia Wachsmuth
<b>ABSENT:</b>	Commissioners:	Scot Neil, Patrick Watkins, Gary Rasmussen
<b>ALSO PRESENT:</b>		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 forward 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:**

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**Regina Mullen, Secretary**  
**this 10<sup>th</sup> day of April, 2014**

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**Virginia Wachsmuth, Chairperson**



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

**INTEROFFICE MEMORANDUM**

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**TO:** Chairman Wachsmuth and members of the Development Commission

**FROM:** Katie Bowman, Village Planner

**SUBJECT:** **Public Hearing for a Special Use and Variance, and review of proposed resubdivision, for the construction of a bank building at 6800 Barrington Road**

**ACTION REQUESTED:**     Approval     Disapproval     Information

**MEETING DATE:** **May 8, 2014**

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**REQUEST SUMMARY**

The following is scheduled for Development Commission review at 7:00 p.m. on May 8, 2014 in Room 214 of the Municipal Building, 2121 Lake Street:

Request by Thomas G. Moffitt of Stahl Cohen Crowley Addis LLC on behalf of Hanover Park Community Bank (applicant) on behalf of Buchannan Energy (S) LLC (property owner Parcel 1) and the Village of Hanover Park (contract seller Parcel 2) for the construction of a bank building at 6800 Barrington Road, to include the following:

- Resubdivision of nonresidential property under Section 90-64.g to consolidate two existing parcels
- Special Use under Section 110-5.9.3.i to allow a drive-through facility in the B-2 District
- Variance under Section 110-5.9.5.d to allow a lot size of under one acre in the B-2 District

**BACKGROUND**

On February 6, 2014, the Village Board authorized the sale of the vacant Village-owned property located to the west of Barrington Road along the north side of Walnut Avenue to Barrington Bank and Trust Company N.A. for the construction of a bank building.

At this time, Barrington Bank proposes to perform a resubdivision in order to create a lot on which to construct a new bank facility for Hanover Park Community Bank. The re-subdivision will consist of consolidating the Mobil gas station property at 6800 Barrington Road with a portion of the Village owned property along Walnut Avenue.

The project will include the demolition of the existing gas station and construction of a 5,055 square foot building, 4 drive through lanes, and associated site amenities. The building will have a stone and brick exterior, standing seam pitched roof, large windows along the frontages, and a decorative clear story element in the center. The building will include banking service areas and

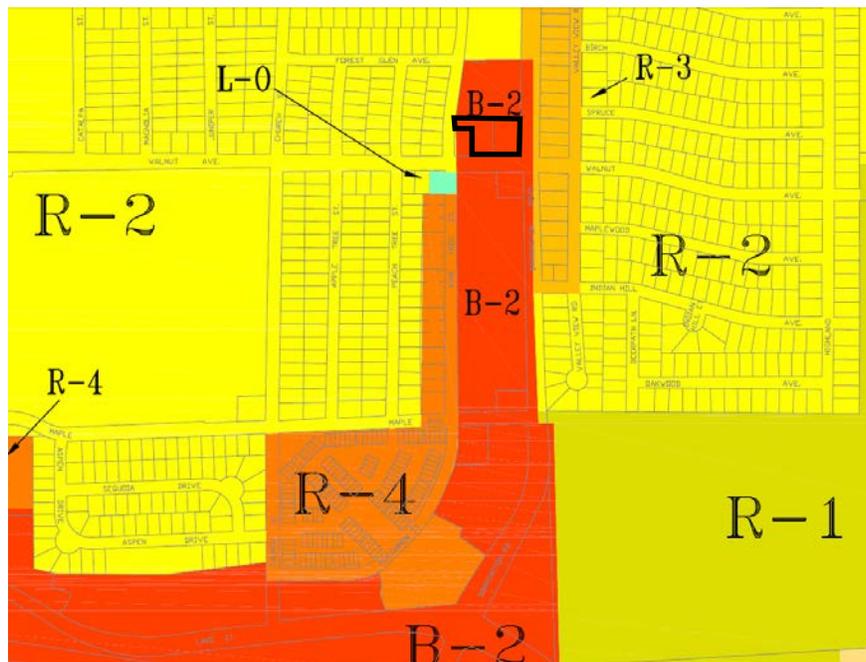
offices, vault area, work, storage and utility rooms, a lounge area, as well as a community room. The 392 square foot community room will be available for use by community groups, with separate secure access so that it can be used in the evening after normal banking hours. The site plan includes 22 parking stalls (including 2 which are handicap accessible), 4 drive through lanes with space for 4 stacking cars each, and three access points along Barrington Road and Walnut Avenue.

The subject properties are located at the northwest corner of the intersection of Barrington Road and Walnut Avenue. The consolidated parcel resulting from the re-subdivision will have an area of 0.97 acres and is zoned B-2 Local Business District. Surrounding property zoning includes: B-2 Local Business District to the north and south, R-3 Two-Family Detached Residence District to the east and R-2 Single Family Detached Residence District to the east and west.

Aerial photo of subject properties with boundaries outlined



Zoning map with subject properties outlined



## DISCUSSION

### *Subdivision Request*

The applicant proposes to perform a resubdivision of nonresidential property to consolidate two existing parcels into one lot. This resubdivision will include the following parcels:

- Parcel 1: 6800 Barrington Road, PIN 06-36-222-009  
0.6 acre, existing Mobil gas station
- Parcel 2: Vacant lot along Walnut west of Barrington, PIN 06-36-222-013  
0.43 acre, vacant and Village-owned

The resubdivision will result in one Lot:

- Lot 1: 6800 Barrington Road  
0.97 acre (42,443 square feet), new bank building  
Including all of Parcel 1 and the eastern 93 feet (appx) of Parcel 2

The remaining portion of Parcel 2 (0.11 acre) is not be included in the resubdivision and is to remain under Village ownership per the Village's request. This land may be available for expanded parking for the adjacent Fire Station or other uses as the Village deems fit in the future.

The applicant is currently preparing a Final Plat of Subdivision for review by the Village Engineer, Zoning Administrator, and Village Board. A preliminary plat is presented at this time to provide information on the proposed resubdivision to the Development Commission. This plan includes some, but not all of the detail required for the Final Plat of Subdivision (such as final easements).

In accordance with the Subdivision Ordinance, when nonresidential properties are being resubdivided the applicant is not required to complete a Preliminary Plan or Final Plat of Subdivision for review by the Development Commission. Under this provision, the a subdivider may request alternate Final Plat approval without review and approval by the Development Commission if the Final Plat complies with all applicable requirements of the Subdivision Ordinance and the Zoning Ordinance as determined by the Zoning Administrator and Village Engineer. In such case, the Final Plat may be referred directly to the Village Board after it has been determined that such plan is complete and in conformance with regulations. As the proposed subdivision is relatively small and straightforward, and involves previously subdivided and developed property, Staff supports the applicant's request for this procedure.

The preliminary plat of Subdivision includes details for a sidewalk easement along the southeast corner of the property. This easement will be required to provide ADA accessible sidewalk facilities around utility equipment that exists in the adjacent public right-of-way. Engineering plans, including provisions for onsite drainage and detention, have also been prepared. Additional details will be included in the Final Plat of Subdivision.

The proposed development on Lot 1 meets the zoning requirements for development in the B-2 district, unless otherwise specified below:

<b>Regulation</b>	<b>Required</b>	<b>Provided</b>
Lot Coverage	75% max	57%
Floor Area Ratio	0.35 max	0.11
Building Height	45 feet max	30 feet
Yard: Front	25 feet min	25 feet
Corner Side	25 feet min	25 feet
Interior Side	10 feet min	77 feet
Rear	25 feet min	135 feet
Parking:		
Building	20 spaces (4/1,000sf)	22 spaces
Drive Through (stackings)	14 spaces (8 + 2/addnl lane)	16 spaces

Code-compliant landscaping is provided, however additional details related to proposed removal of existing plants on the adjacent Fire Station property and replacement plantings is required, as conditioned below. Onsite detention will be provided within the large grass area along the northwest and west sides of the lot. Preliminary signage design is proposed, with full approval under separate permit.

***Special Use Request***

The applicant proposes to construct drive through facilities to service the new bank building, which is allowed in the B-2 District by special use approval. The drive through facilities will consist of 4 lanes, with 4 stacking spaces each available for cars to wait in line for service. One lane will provide ATM service, while the other three will provide bank teller service. The drive through area will be accessible from the Barrington Road to the east and the Walnut Avenue to the west. Cars will move from north to south, with a one-way exit drive provided along Walnut Avenue. Wider, 10 foot lanes are provided for better accessibility for commercial trucks. The proposed drive through facilities comply with off-street parking regulations, as outlined above.

Staff finds that the proposed special use will have limited physical impact on surrounding properties due to the design of the site layout and access. Access is provided from both surrounding streets, and any cars in line beyond the stacking provided may wait in parking areas onsite rather than the street. The one way exit configuration will also reduce the conflict of multiple cars exiting with those entering. The signalized intersection at Barrington Road and Walnut Avenue will provide full access to the site for cars from all directions. The drive through is located behind the building and landscaping is designed so as to provide screening from the west, north and south.

### ***Variation Request***

The bank property resulting from the re-subdivision will be 0.97 acre, which will require a 0.03 acre variation from the minimum one acre lot size for commercial properties in the B-2 district.

Staff finds the proposed variation to have limited detrimental impact upon the current or future development of the property or surrounding properties. The site will be bigger than either of the existing parcels individually, is only slightly (0.03 acre) under the one acre minimum, and is accessible from two streets. The development is designed so as to utilize the size and dimensions of the site, while also presenting a positive aesthetic image. The building will have a design which correlates with the adjacent Fire Station to the north and an exterior constructed of quality materials. The building is sited at the southeast corner of the site, providing visual focus at the corner, with parking and drive through facilities located to the north and west. Code-compliant landscaping is provided throughout the site, screening parking areas, the trash enclosure, property lines, and highlighting the front of the building and entrances. Pedestrian access is provided from adjacent streets, as well as throughout the parking lot.

### **STAFF ANALYSIS**

Overall, Staff finds the proposed construction of a bank facility at 6800 Barrington Road to be compatible with other commercial uses in the area and consistent with Village goals for the area. The proposed site design and building are expected to have a positive impact on the value and aesthetic appearance of this property. The site, building, engineering, and landscaping have been designed so as to reduce negative impacts of the proposed development on surrounding properties. The development has been designed so as to serve needs of the use onsite, provide adequate access and parking, screen uses from surrounding properties and rights-of-way, and locate the building in a manner that is accessible to multiple types of users and aesthetically pleasing.

The proposed Subdivision will create a lot that is more in compliance with the required lot size and zoning regulations than the existing parcels. The Variance is not found to cause negative impacts upon the current or future development of the site or surrounding sites. The Special Use for a drive through is found to be consistent with the permitted bank use, as well as the as the purpose of the B-2 district and the long-term land use plans for the properties, which is to “provide for a wide range of retail stores and related commercial establishments providing for both day-to-day and occasional shopping needs.”

The project will work towards a Strategic Plan goal of the Village Board to help make the community a “great place to live, work and do business.” It will also work towards a Vision and Goal of the Comprehensive Plan to “enhance the appearance of properties . . . in order to foster a positive civic pride, reduce crime, promote economic development opportunities, and increase property values.” Finally, the relocation of a local community bank to the Village Center area will work towards the goal of enhancing this area as a civic, business, and transportation center of the Village.

### **PUBLIC COMMENT**

To date, staff has received no public comments related to the application.

**RECOMMENDATION**

Move to adopt the draft Findings of Fact recommending approval of the request for a Special Use for a drive through facility, and Variation for a lot under one acre, for the construction of a bank facility in the B-2 Local Commercial District at 6800 Barrington Road with the following conditions:

1. Uses generally depicted on the site plan, architectural plans, and elevations, dated April 11, 2014, by Grund & Riesterer Architects, Inc, except as amended below:
  - a. Provide curb access to both handicap spaces per IL Accessibilty Code.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated April 9, 2014, by Schmechtig Landscape Company, with the following additional details, subject to approval by the Zoning Administrator:
  - a. Design of new landscaping on the Fire Station property to the north to replace existing landscaping which is proposed to be removed.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

Provide feedback on proposed resubdivision for Village Board consideration of Final Plat of Subdivision (note, no formal approval of subdivision plans is required).

**ATTACHMENTS**

- Exhibit 1 – Draft Findings of Fact
- Exhibit 2 – Preliminary Plat of Subdivision and Survey
- Exhibit 3 – Plans, including Site, Landscape, and Elevations

However, if they do submit a Preliminary Plan for review and approval by the Development Commission, they may request subsequent approval of the Final Plat of Subdivision by the Village Board without further review by the Development Commission.

Village Board may approve the Final Plat if it complies with the approved Preliminary Subdivision Plan and applicable requirements of the Subdivision Ordinance the Zoning Ordinance as determined by the Zoning Administrator and Village Engineer.

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**SPECIAL USE - DRIVE THROUGH FACILITY**  
**6800 BARRINGTON ROAD**

**I. Subject**

Consideration of 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 (property owner Parcel 1) and the Village of Hanover Park (contract seller Parcel 2) for a Special Use for a drive through facility for the construction of a bank building at 6800 Barrington Road. Specifically, the following item must be approved:

- Special Use from Section 110-5.9.3.i - drive-through facility in the B-2 Local Commercial District

**II. Findings**

On May 8, 2014 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Special Use. \_\_\_ objectors appeared and \_\_\_ written objections were filed.

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

**A. Public Health, Safety, and Welfare**

The proposed use will not be detrimental to or endanger the public health, safety or welfare of the community.

**B. Surrounding Property Use and Value**

The proposed development will not have a negative impact the use or value of other property in the immediate vicinity. The proposed development is expected to raise the value of the subject property and surrounding properties are developed with compatible uses.

**C. Conformance with Comprehensive Plan**

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The development and use will work towards a Vision and Goal of the Comprehensive Plan to “enhance the appearance of properties . . . in order to foster a positive civic pride, reduce crime, promote economic development opportunities, and increase property values” (Goal 3.4).

**D. Development and Improvement of Surrounding Property**

The proposed development will not impede the normal and orderly development and improvement of surrounding properties. All adjacent parcels are developed with commercial or residential uses.

**E. Utilities, Access Roads, and Drainage**

All utilities will be installed according to engineering regulations. Onsite drainage and detention facilities are proposed.

**F. Ingress and Egress to Public Streets**

The proposed development will reconstruct ingress and egress aisles to adjacent public streets in the same general location as existing facilities, with the redundant access points being reduced to increase safety. Access is provided from Walnut Avenue, Barrington Road, and a signalized intersection at Walnut Avenue and Barrington Road.

**G. Conformance with Zoning Restrictions**

The property is zoned B-2 Local Business District. The proposed use, site plan, landscaping, and parking are in conformance with the restrictions of the Zoning Ordinance.

**H. Minimization of Adverse Effects**

The site plan has been designed to minimize potential adverse impacts to surrounding properties. Surrounding uses are compatible with the proposed special use.

**III. Recommendations**

Accordingly, by a vote of \_\_ to \_\_, the Development Commission recommends approval of the request for a Special Use for a drive through facility in the B-2 Local Commercial District for the construction of a bank building at 6800 Barrington Road, subject to the following conditions:

1. Uses generally depicted on the site plan, architectural plans, and elevations, dated April 11, 2014, by Grund & Riesterer Architects, Inc, except as amended below:
  - a. Provide curb access to both handicap spaces per IL Accessibility Code.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated April 9, 2014, by Schmechtig Landscape Company, with the following additional details, subject to approval by the Zoning Administrator:
  - a. Design of new landscaping on the Fire Station property to the north to replace existing landscaping which is proposed to be removed.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**VARIATION – MINIMUM LOT SIZE**  
**6800 BARRINGTON ROAD**

**I. Subject**

Consideration of 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 (property owner Parcel 1) and the Village of Hanover Park (contract seller Parcel 2) for a Special Use for a Variation for a lot size of under one acre for the construction of a bank building at 6800 Barrington Road. Specifically, the following item must be approved:

- Variation from Section 110-5.9.5.d to allow for a 0.03 acre reduction of the minimum lot size of one acre for lots in the B-2 District, for a lot size of 0.97 acre

**II. Findings**

On May 8, 2014 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Variation. \_\_\_ objectors appeared and \_\_\_ written objections were filed.

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

**A. Unique Circumstances**

The unique circumstances related to the Applicants proposed request are:

1. Resubdivision of two existing Parcels, which are both nonconforming with relation to the minimum lot size, being under one acre each.
2. Parcel 2 is an irregularly shaped lot, a portion of which is located behind the adjacent commercial lot at 1610 Walnut Avenue.
3. Request by the Village for the irregular portion of Parcel 2 to be excluded from the resubdivision and remain under Village ownership, so as to be available for utilization by the adjacent Fire Station property or adjacent commercial property, as the Village sees fit.

**B. Essential Character**

Approval of the Variation request will not alter the essential character of the locality and is consistent with the Comprehensive Plan, which designates this property for commercial use. The surrounding properties are developed with compatible uses. The adjacent land uses to the north and south are zoned B-2 Local Business District, to the east and west are zoned R-2 Single Family Residential, and to the east are zoned R-3 Two Family Residential.

**C. Additional Considerations**

**1. Surrounding Topographical Conditions**

There are no unique topographic conditions.

**2. General Applicability**

The conditions upon which this variation request is based will not be generally applicable to other properties within the zoning district.

**3. Economic Return**

The purpose of the variation is not based exclusively upon a desire to receive a greater economic return.

**4. Cause of Hardship**

The cause of hardship to the applicant is due to the request of the Village to retain a portion of Parcel 2 for alternative future use.

**5. Public Welfare**

Granting the requested variation will not likely be detrimental to the public welfare or injurious to neighboring properties.

**6. Public Safety, Property Values**

Approval of the requested variation will not likely endanger the public safety, or impact property values.

**III. Recommendations**

Accordingly, by a vote of \_\_ to \_\_, the Development Commission recommends approval of the request with the following conditions:

1. Uses generally depicted on the site plan, architectural plans, and elevations, dated April 11, 2014, by Grund & Riesterer Architects, Inc, except as amended below:
  - a. Provide curb access to both handicap spaces per IL Accessibility Code.
2. Landscaping shall be installed and continuously maintained as depicted on the landscape plan, dated April 9, 2014, by Schmechtig Landscape Company, with the following additional details, subject to approval by the Zoning Administrator:
  - a. Design of new landscaping on the Fire Station property to the north to replace existing landscaping which is proposed to be removed.
3. No outdoor display, sales, or storage of materials is permitted on the site.
4. No signs are approved as a part of this request.

PART OF  
LOT B  
HANOVER PARK ESTATES

# HANOVER PARK COMMUNITY BANK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

## CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

\_\_\_\_\_ DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF RECORD TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREOF.

TO THE BEST OF THE OWNERS KNOWLEDGE, THE PROPERTY DESCRIBED HEREON LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

—ELEMENTARY SCHOOL DISTRICT 54  
—LAKE PARK HIGH SCHOOL DISTRICT 108

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
TITLE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
TITLE \_\_\_\_\_

## NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON/PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS EASEMENT PLAT AS OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED THIS EASEMENT PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, FRANJO I. MATIJCIC, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND SUBDIVIDED "HANOVER PARK COMMUNITY BANK SUBDIVISION" BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO BEING DESCRIBED AS:

PARCEL ONE  
THE EAST 110.0 FEET OF THE SOUTH 175.0 FEET OF LOT "B" AND THE SOUTH 175.0 FEET OF VACATED PARK AVENUE NORTH OF THE NORTH LINE OF WALNUT AVENUE, OF HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO BEING DESCRIBED AS:  
THE EAST 110.0 FEET OF THE SOUTH 175.0 FEET OF LOT "B" AND THE SOUTH 175.0 FEET OF VACATED PARK AVENUE NORTH OF THE NORTH LINE OF WALNUT AVENUE, OF HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WALNUT AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD; THENCE NORTH 88 DEGREES 25 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BARRINGTON ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO  
THAT PART OF THE SOUTH 175.0 FEET OF LOT "B" LYING NORTH OF THE NORTH LINE OF WALNUT AVENUE AND LYING WEST OF THE EAST 110 FEET OF SAID LOT "B" IN HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON SAID NORTH LINE OF WALNUT STREET 95.00 FEET EAST OF THE EAST LINE OF PINETREE STREET; THENCE NORTH 00 DEGREES 59 MINUTES 02 SECONDS EAST, 175.02 FEET TO THE NORTH LINE OF THE SOUTH 175.00 FEET OF SAID LOT "B"; THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 91.34 FEET TO THE WEST LINE OF THE EAST 110.00 FEET OF SAID LOT "B"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, 175.00 FEET TO SAID NORTH LINE OF WALNUT AVENUE; THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE, 93.73 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL FRACTIONS THEREOF. IRON PIPE AND/OR IRON RODS HAVE BEEN SET OR FOUND AT ALL POINTS SHOWN HEREON.

I ALSO CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER F.E.M.A. PANEL NO. 17031C0307J DATED AUGUST 19TH, 2008

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT HOFFMAN ESTATES, ILLINOIS.

**PRELIMINARY**

FRANJO I. MATIJCIC - PLS #035-003556 EXPIRES 11/30/2015  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

PINETREE STREET

BARRINGTON ROAD

WALNUT AVENUE

## VILLAGE CLERK CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ CLERK FOR THE VILLAGE OF HANOVER PARK DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HANOVER PARK, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
VILLAGE CLERK (SEAL) DATE \_\_\_\_\_

## PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF HANOVER PARK IN ACCORDANCE WITH SUBDIVISION REGULATIONS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
CHAIRMAN

## VILLAGE BOARD APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PRESIDENT AND TRUSTEES OF THE VILLAGE OF HANOVER PARK.

BY \_\_\_\_\_  
PRESIDENT

ATTEST \_\_\_\_\_  
VILLAGE CLERK (SEAL)

## VILLAGE ENGINEER APPROVAL

APPROVED BY \_\_\_\_\_ THE VILLAGE ENGINEER, VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_  
VILLAGE ENGINEER

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_ COUNTY CLERK FOR COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT, I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

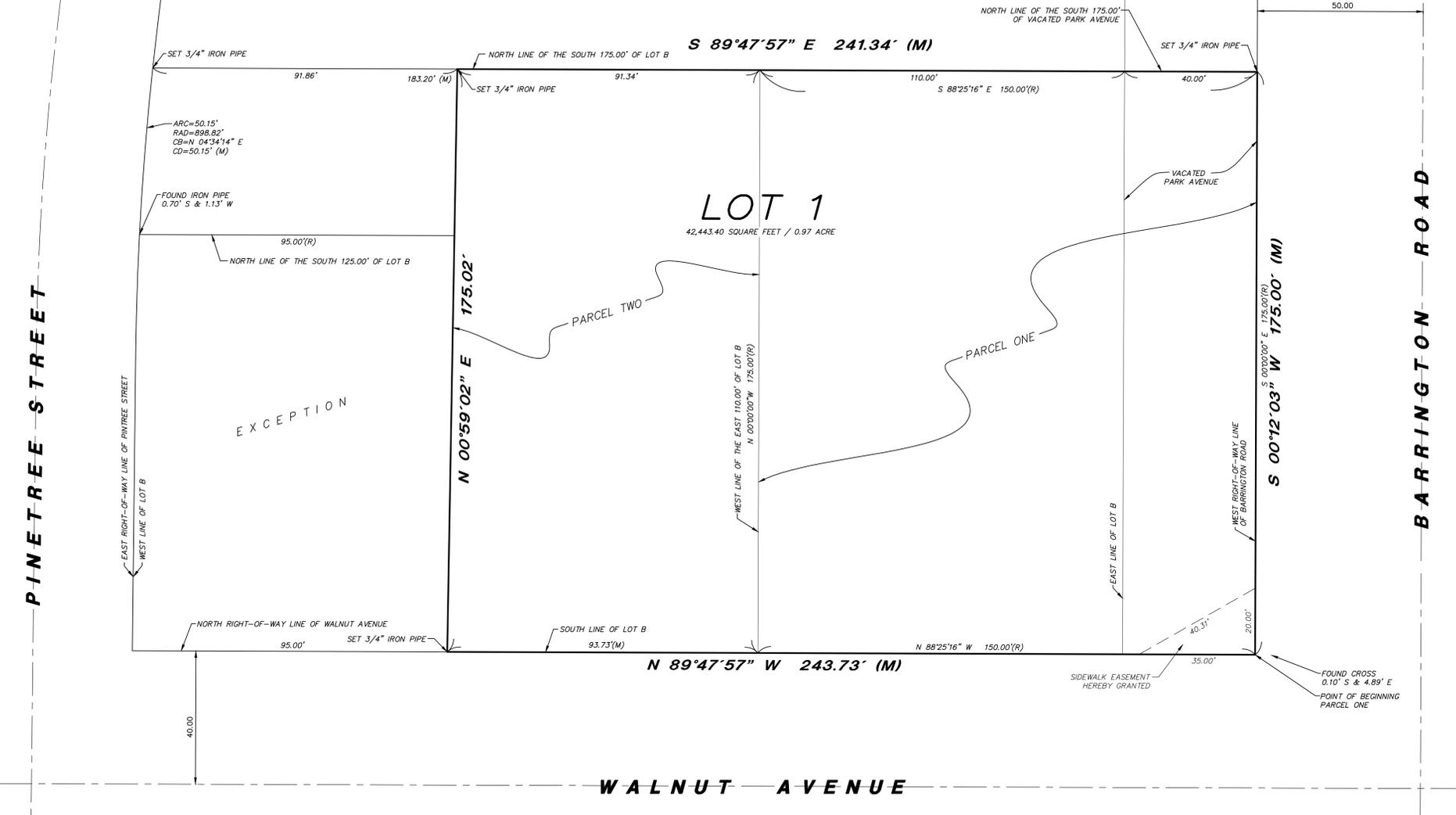
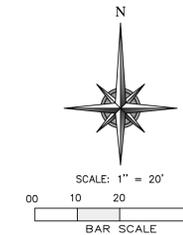
\_\_\_\_\_  
COUNTY CLERK

## COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

\_\_\_\_\_  
RECORDER OF DEEDS



REVISIONS	DATE	BY
REVISED PARCEL 2	04/09/14	KH
REVISED PARCEL 2	04/15/14	KH
REVIEWED TITLE FOR PARCEL 2	04/22/14	KH
ADDED DRAINAGE AND UTILITY EASEMENT	04/25/14	KH
REMOVED DRAINAGE AND UTILITY EASEMENT	05/01/14	KH

**W-T LAND SURVEYING, INC.**  
LAND AND CONSTRUCTION SURVEYORS  
2075 Pratum Avenue  
Oak Brook, IL 60155  
PH: (224) 228-8333 FAX: (224) 228-6444  
www.wtengineering.com  
IL License No.: 184-004387 Exp. 04/30/15



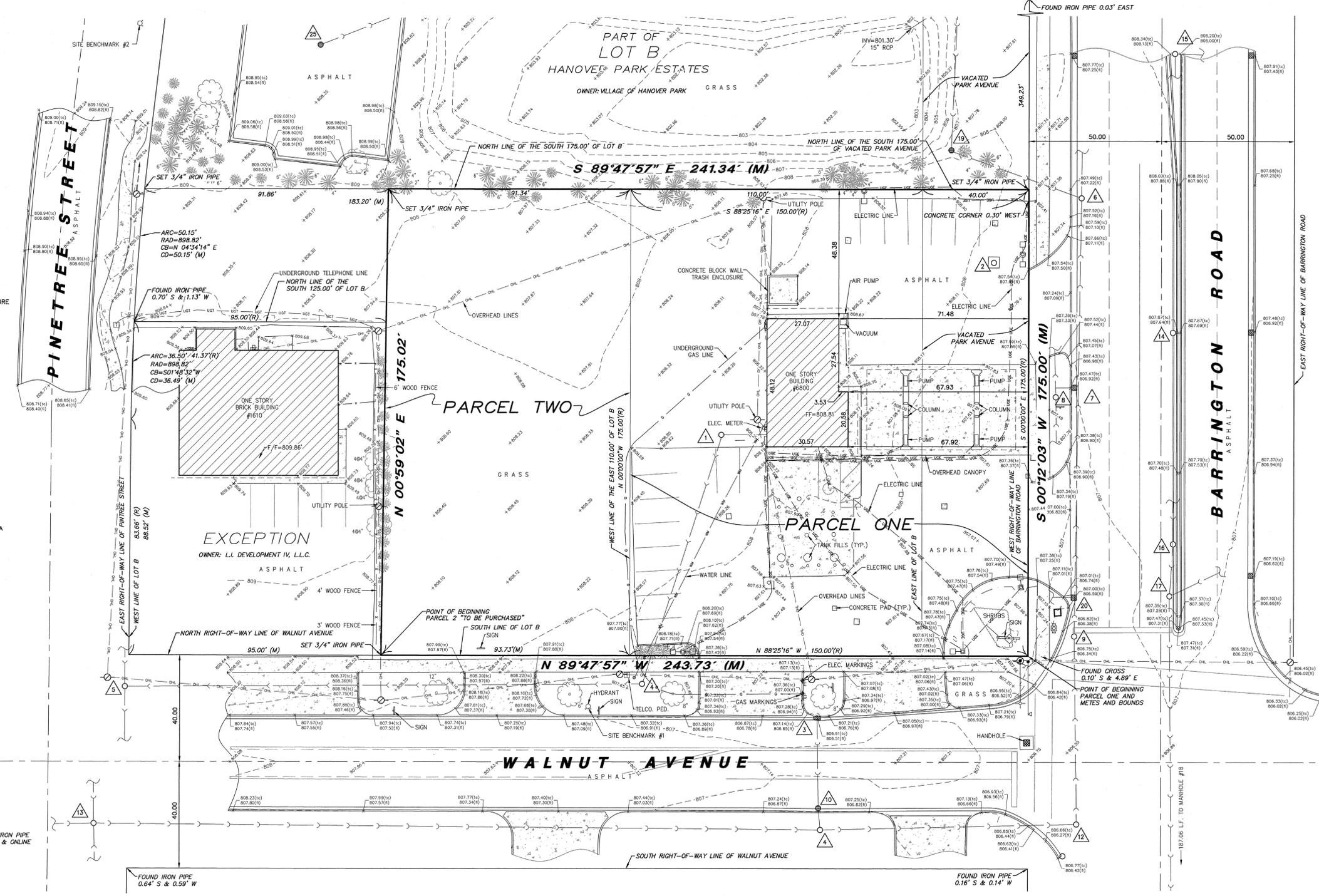
HANOVER PARK COMMUNITY BANK  
BARRINGTON AND WALNUT  
HANOVER PARK, ILLINOIS

# PLAT OF SUBDIVISION

SCALE :	1"=20'
DRAWN :	KCH
BOUNDARY :	FIM
FIELD WORK :	MDM
CHECK :	FIM
JOB :	S14025
SHEET	<b>S-1</b>
OF ONE SHEETS	

# ALTA / ACSM LAND TITLE SURVEY

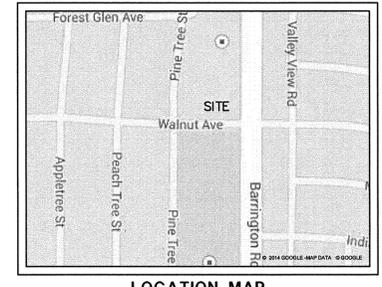
- 1. RIM=808.65' (SANITARY) 36" CONCRETE STRUCTURE INV=808.98'(4" METAL E/S)
- 2. RIM=807.63' (STORM) 36" CONCRETE STRUCTURE NO LINES FOUND 795.78' BOTTOM OF STRUCTURE 805.43' TOP OF WATER
- 3. RIM=806.51' (STORM) 24" CONCRETE STRUCTURE INV=803.77'(12" RCP S)
- 4. RIM=807.57' (SANITARY) 48" CONCRETE STRUCTURE INV=804.37'(6" METAL N/E) INV=804.37'(6" CLAY W)
- 5. RIM=808.32' (SANITARY) 36" CONCRETE STRUCTURE INV=804.91'(6" CLAY N) INV=803.47'(6" CLAY E) INV=803.45'(6" CLAY S)
- 6. RIM=807.18' (STORM) 36" CONCRETE STRUCTURE INV=795.40'(30" RCP N/S) 12" RCP INV UNABLE TO GET INVERT
- 7. RIM=806.93' (STORM) 48" CONCRETE STRUCTURE INV=802.13'(12" RCP W)
- 8. RIM=807.42' (STORM) 60" CONCRETE STRUCTURE INV=800.35'(24" RCP N/S)
- 9. RIM=806.52' (STORM) 30" CONCRETE STRUCTURE INV=796.59'(30" RCP N/S)
- 10. RIM=806.63' (STORM) 24" CONCRETE STRUCTURE INV=802.98'(12" RCP N/S)
- 11. RIM=807.30' (STORM) 60" CONCRETE STRUCTURE INV=800.55'(12" RCP N) INV=797.10'(30" RCP E/W)
- 12. RIM=806.44' (STORM) 60" CONCRETE STRUCTURE INV=796.51'(30" RCP N/W)
- 13. RIM=808.18' (STORM) 60" CONCRETE STRUCTURE INV=804.16'(12" RCP N) INV=803.93'(12" RCP E) INV=798.15'(30" RCP E) INV=798.16'(30" RCP S) INV=802.98'(15" RCP W)
- 14. RIM=807.63' UNABLE TO OPEN
- 15. RIM=808.30' (STORM) 48" CONCRETE STRUCTURE INV=804.27'(12" RCP E/S)
- 16. RIM=807.26' (STORM) 48" CONCRETE STRUCTURE INV=803.26'(12" RCP N) INV=803.16'(15" RCP S)
- 17. RIM=807.24' (STORM) 48" CONCRETE STRUCTURE INV=802.97'(15" RCP N) INV=802.97'(15" RCP NE/S)
- 18. RIM=806.54' (STORM) 48" CONCRETE STRUCTURE INV=802.23'(15" RCP N/S)
- 19. RIM=807.67' (STORM) 48" CONCRETE STRUCTURE INV=800.24'(18" RCP WITH 4" PVC RESTRICTOR N) INV=796.00'(12" RCP SE)
- 20. RIM=806.31' (STORM) 48" CONCRETE STRUCTURE INV=803.26'(12" RCP W)



**PARCEL ONE DESCRIPTION PER TITLE COMMITMENT 1412 SA3905407**  
 THE EAST 110.0 FEET OF THE SOUTH 175.0 FEET OF LOT "B", AND THE SOUTH 175.0 FEET OF VACATED PARK AVENUE NORTH OF THE NORTH 110 FEET OF WALNUT AVENUE, OF HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36 TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO BEING DESCRIBED AS: THE EAST 110.0 FEET OF THE SOUTH 175.0 FEET OF LOT "B" AND THE SOUTH 175.0 FEET OF VACATED PARK AVENUE NORTH OF THE NORTH LINE OF WALNUT AVENUE, OF HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WALNUT AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD; THENCE NORTH 88 DEGREES 25 MINUTES 16 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID BARRINGTON ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO DESCRIPTION PER TITLE COMMITMENT 5252-1405324**  
 THAT PART OF THE SOUTH 175.0 FEET OF LOT "B" LYING NORTH OF THE NORTH LINE OF WALNUT AVENUE AND LYING WEST OF THE EAST 110 FEET OF SAID LOT "B" IN HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON SAID NORTH LINE OF WALNUT STREET 95.00 FEET EAST OF THE EAST LINE OF PINETREE STREET; THENCE NORTH 00 DEGREES 59 MINUTES 02 SECONDS EAST, 175.02 FEET TO THE NORTH LINE OF THE SOUTH 175.00 FEET OF SAID LOT "B"; THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 91.34 FEET TO THE WEST LINE OF THE EAST 110.00 FEET OF SAID LOT "B"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LINE, 175.00 FEET TO SAID NORTH LINE OF WALNUT AVENUE; THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE, 93.73 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**COMBINED PARCEL DESCRIPTION "METES AND BOUNDS CREATED BY SURVEYOR"**  
 THAT PART OF LOT "B" AND THE SOUTH 175.0 FEET OF VACATED PARK AVENUE NORTH OF THE NORTH LINE OF WALNUT AVENUE, OF HANOVER PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WALNUT AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD; THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE OF WALNUT AVENUE; THENCE NORTH 00 DEGREES 59 MINUTES 02 SECONDS EAST, 175.02 FEET TO THE NORTH LINE OF SAID SOUTH 175.00 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE, 241.34 FEET TO SAID WEST LINE OF BARRINGTON ROAD; THENCE SOUTH 00 DEGREES 12 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 175.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



00 10 20 40 80  
 BAR SCALE

**LEGEND**

—	PROPERTY LINE	⊕	TYPICAL SIGN	⊕	UTILITY POLE
- - -	CENTER LINE	⊕	FLARED END SECTION	⊕	TELEPHONE VAULT
- · - · -	EASEMENT LINE	⊕	OPEN GRATE MANHOLE	⊕	GUARDRAIL
(M)	BUILDING SETBACK	⊕	BEEHIVE GRATE MANHOLE	⊕	GUY WIRE ANCHOR
(R)	MEASURED DATA	⊕	VALVE VAULT	⊕	TREE LINE / HEDGE LINE
(N)	RECORD DATA	⊕	FIRE HYDRANT	⊕	EDGE GRAVEL/STONE
⊕	TOP OF (CURB/RAIL, ETC.)	⊕	B-BOX / SERVICE VALVE	⊕	FENCE LINE
⊕	SPOT GRADE	⊕	POST LIGHT/GROUND LIGHT	⊕	STORM SEWER
⊕	BOTTOM OF (DRAINAGE, GUTTER, ETC.)	⊕	AREA LIGHT	⊕	SANITARY SEWER
⊕	CONCRETE	⊕	COMBO SEWER	⊕	WATER SERVICE LINE
⊕	EVERGREEN/DECIDUOUS	⊕	STREET LIGHT	⊕	WATERMAIN
⊕	SHRUB/SHRUB LINE	⊕	TRAFFIC SIGNAL	⊕	OVERHEAD LINE
⊕	MONITOR WELL	⊕	MAST ARM SIGNAL	⊕	FIBER OPTIC LINE
⊕	GAS VALVE	⊕	HANDHOLE (electric/traffic)	⊕	GAS LINE
		⊕	GAS METER	⊕	U.G. TELCO LINE
		⊕	ELECTRIC METER	⊕	U.G. ELECTRIC LINE
		⊕	PEDESTAL (telco, elec, cable)	⊕	



- NOTES:**
- ONSITE BENCHMARK #1- ARROW BOLT ON HYDRANT ON SOUTH SIDE OF PROPERTY, 21.91 FEET WEST SOUTHWEST OF MANHOLE #4. ELEVATION=810.08(NAVD88)
  - ONSITE BENCHMARK #2- ARROW BOLT ON HYDRANT ON EAST SIDE OF PINETREE STREET, 65.89 FEET NORTH OF UTILITY POLE AND 37.34 FEET WEST OF FIRE STATION PARKING LOT. ELEVATION=810.91(NAVD88)
  - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
  - AREA: PARCEL 1: 26,250.00 SQ. FT. (0.60 ACRES)  
 PARCEL 2 TO BE PURCHASED: 16,193.40 SQ. FT. (0.37 ACRES)  
 TOTAL: 42,443.40 SQ. FT. (0.97 ACRES)
  - FIELD WORK COMPLETED: 3/3/2014
  - SURVEY PREPARED FOR: W-T ENGINEERING, L.L.C.
  - BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

- NOTES CONTINUED:**
- PARCEL 1 WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1412SA3905407 LP1, HAVING AN EFFECTIVE DATE OF 1/24/14. EFFECTS PARCEL ONE.
  - PARCEL 2 WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5252-1405324 AMENDMENT, HAVING AN EFFECTIVE DATE OF 02/14/14. EFFECTS PARCEL TWO.
  - ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN" PER F.E.M.A. PANEL NO. 17031C0307J DATED AUGUST 19TH, 2008
  - THERE ARE A TOTAL OF 17 PARKING SPACES, OF WHICH 1 ARE RESERVED FOR HANDICAPPED USE.
  - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE
  - CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY CLIENT
  - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS  
 COUNTY OF COOK ) SS  
 TO: CHICAGO TITLE INSURANCE COMPANY  
 BARRINGTON BANK & TRUST COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7,8,9,10A,11A,11B,13 AND 17 OF PLAT "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 03/03/14

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF APRIL, A.D. 2014,  
 AT HOFFMAN ESTATES, ILLINOIS.

*Franjo I. Matcic*  
 FRANJO I. MATCIC  
 03-03-2009  
 HOFFMAN  
 ESTATES  
 ILLINOIS  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

BY	DATE	REVISIONS
KH	04/09/14	REVISED PARCEL 2
KH	04/15/14	REVISED PARCEL 2
MO	04/22/14	REVISED PER NEW TITLE FOR PARCEL 2

**W-T LAND SURVEYING, INC.**  
 LAND AND CONSTRUCTION SURVEYORS  
 2075 Primm Avenue  
 Huntley, IL 60142  
 PH: (224) 252-6533 FAX: (224) 252-6444  
 www.wtsurveying.com  
 IL License No.: 184-004387 Exp. 04/30/15  
 COPYRIGHT © 2014 W-T LAND SURVEYING, INC.

**W-T**

HANOVER PARK COMMUNITY BANK  
 6800 BARRINGTON ROAD  
 HANOVER PARK, ILLINOIS

**ALTA / ACSM LAND TITLE SURVEY**

SCALE : 1"=20'  
 DRAWN : REM/KCH  
 BOUNDARY : FIM  
 FIELD WORK : BSA  
 CHECK : FIM  
 JOB : S14025  
 SHEET  
**S-1**  
 OF ONE SHEETS

# HANOVER PARK COMMUNITY BANK

BARRINGTON ROAD/ WALNUT AVENUE

HANOVER PARK, IL 60133

**GRUND & RIESTERER ARCHITECTS, INC.**  
**THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE**  
**SUITE 2418 CHICAGO, ILLINOIS 60606**  
**T: 312-372-5353 F: 312-372-5367**  
**E: GNRARCH@GNRARCH.COM**

## INDEX OF DRAWINGS:

A001	ARCHITECTURAL SITE PLAN, PROPOSED FREESTANDING AND BUILDING SIGNS, ZONING CRITERIA AND PROPOSED TRASH ENCLOSURE
L100	LANDSCAPE PLAN
A101	FIRST FLOOR ARCHITECTURAL PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATION

## GENERAL NOTES/MATERIALS KEYING

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODES, ORDINANCES AND ACCESSIBILITY REQUIREMENTS OF THE VILLAGE OF HANOVER PARK AND THE STATE OF ILLINOIS.

CHARLES P. RIESTERER  
IL. REG. NO. 001-012385

STATE OF ILLINOIS  
DEPARTMENT OF PROFESSIONAL REGULATION  
PROFESSIONAL DESIGN FIRM ARCHITECT  
CORPORATION LICENCE NO184-000152

ARCHITECT  
GRUND & RIESTERER ARCHITECTS, INC.  
THE CIVIC OPERA BUILDING  
20 NORTH WACKER DRIVE, SUITE 2418  
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OWNER  
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BARRINGTON, IL 60010  
TEL: 847.842.4673

CIVIL ENGINEER  
W-T LAND SURVEYING, INC.  
2675 PRARUM AVENUE  
HOFFMAN ESTATES, IL 60192  
TEL: 224.293.6333  
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LANDSCAPE DESIGNER  
SCHMECHTIG LANDSCAPE COMPANY  
20860 W. INDIAN CREEK RD.  
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2	APRIL 11, 2014	SPECIAL USE
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NO.	DATE	REASON FOR ISSUE
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## CONSULTANTS

## PROJECT TITLE

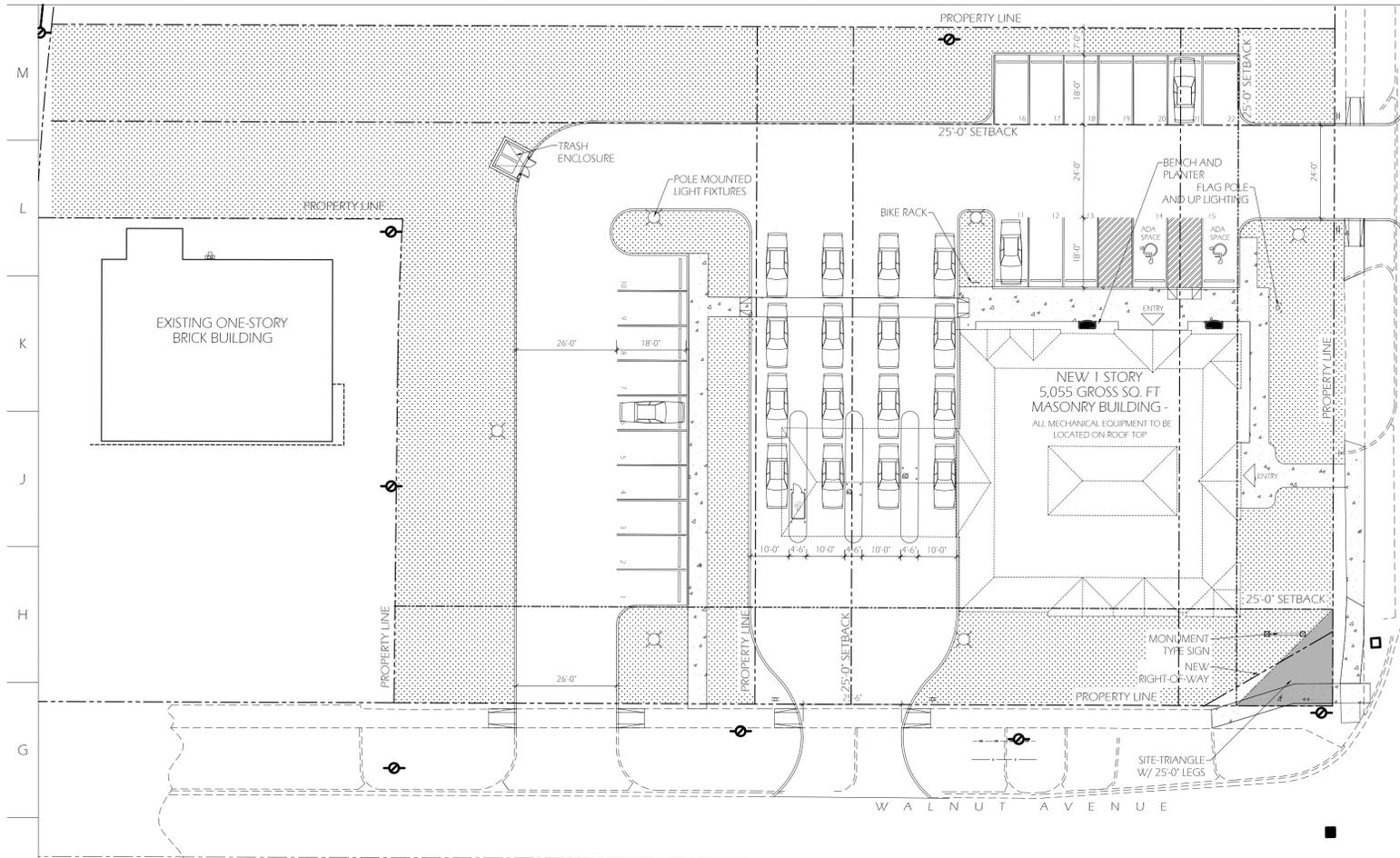
HANOVER PARK COMMUNITY BANK  
BARRINGTON RD. & WALNUT AVE.  
HANOVER PARK, IL 60133  
GNR PROJECT NO.: 1407.00

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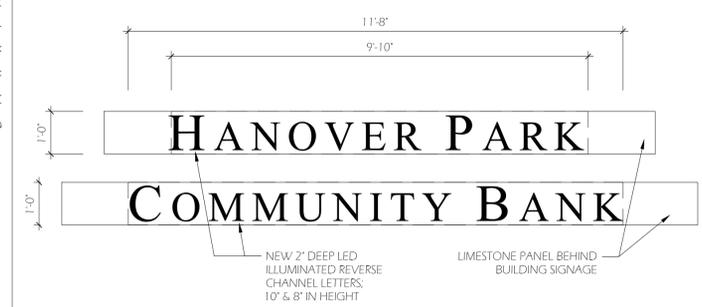
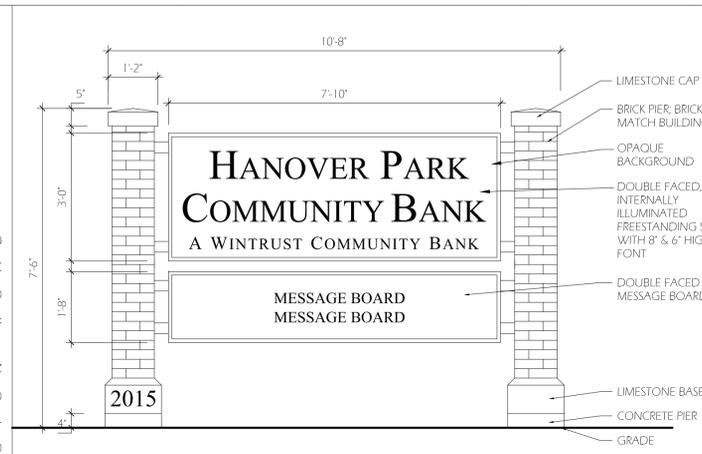
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TITLE SHEET

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE  
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F 1 ARCHITECTURAL SITE PLAN



**FREESTANDING SIGN NOTES:**

PERMITTED SIGNS IN BUSINESS DISTRICTS (6-8):  
 PERMITTED SIGNS IN BUSINESS DISTRICTS NOT LOCATED IN SHOPPING CENTERS (6-8 a):  
 (6-8 A 2 a): NO FREESTANDING SIGN SHALL EXCEED EIGHT FEET IN HEIGHT.  
 PROPOSED:  
 FREESTANDING SIGN IS 7'-6" FROM GRADE.  
 (6-8 A 2 b): NO FREESTANDING SIGN SHALL EXCEED 64 SQUARE FEET IN SIGN AREA PER SIDE AND NO MORE THAN TWO SIDES SHALL BE PERMITTED.  
 PROPOSED:  
 INTERNALLY ILLUMINATED SIGN IS 7'-10" WIDE x 3'-0" HIGH = 21.8 S.F.  
 AUTOMATIC CHANGEABLE SIGN IS 7'-10" WIDE x 1'-8" HIGH = 13.1 S.F.  
 TOTAL PER SIDE 34.9 S.F.  
 TOTAL FOR (2) DOUBLE SIDED 69.8 S.F.

**WALL SIGNAGE NOTES:**

PERMITTED SIGNS IN BUSINESS DISTRICTS (6-8):  
 PERMITTED SIGNS IN BUSINESS DISTRICTS NOT LOCATED IN SHOPPING CENTERS (6-8 a 1 a):  
 BUILDING SETBACK FROM PROPERTY LINE 0-100 FEET / MAXIMUM SIGN AREA PER LINEAL FOOT OF BUILDING FRONTAGE 1.00SF TO 1FT.  
 ACTUAL:  
 BUILDING SETBACK 25 FEET FROM PROPERTY LINE. LINEAL FOOT OF BUILDING FRONTAGE ON BARRINGTON ROAD IS 71'-0" AND FRONTAGE ON WALNUT AVENUE IS 71'-0"  
 HANOVER PARK SIGN IS 9'-10" WIDE x 1'-0" HIGH = 9.9 S.F.  
 COMMUNITY BANK SIGN IS 11'-8" WIDE x 1'-0" HIGH = 11.7 S.F.  
 TOTAL PER FRONTAGE 21.6 S.F.  
 TOTAL FOR (2) SIGNS 43.2 S.F.

F 10 PROPOSED FREESTANDING AND BUILDING SIGNS

GENERAL NOTES/MATERIALS KEYING

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 BARRINGTON RD. & WALNUT AVE.  
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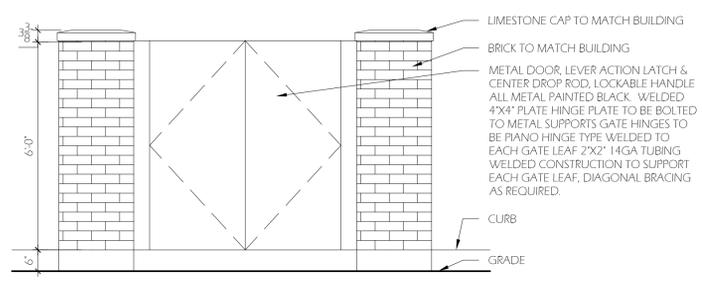
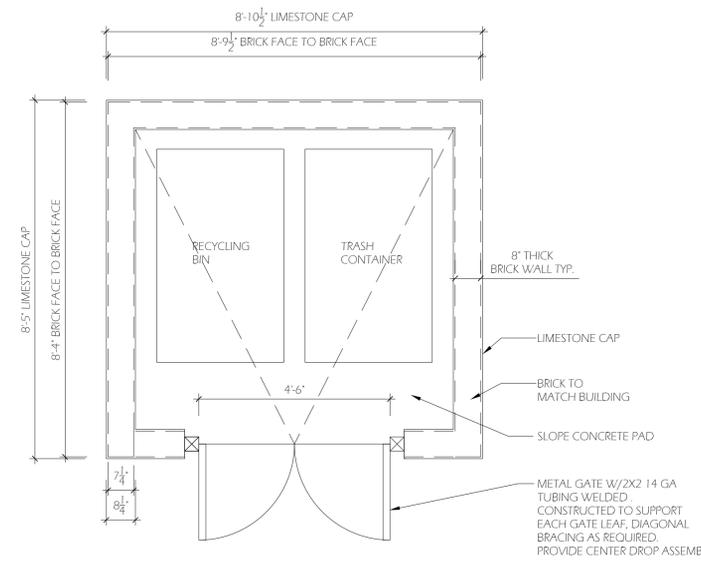
**GRUND & RIESTERER ARCHITECTS, INC.**

**A001**  
 ARCHITECTURAL SITE PLAN

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE  
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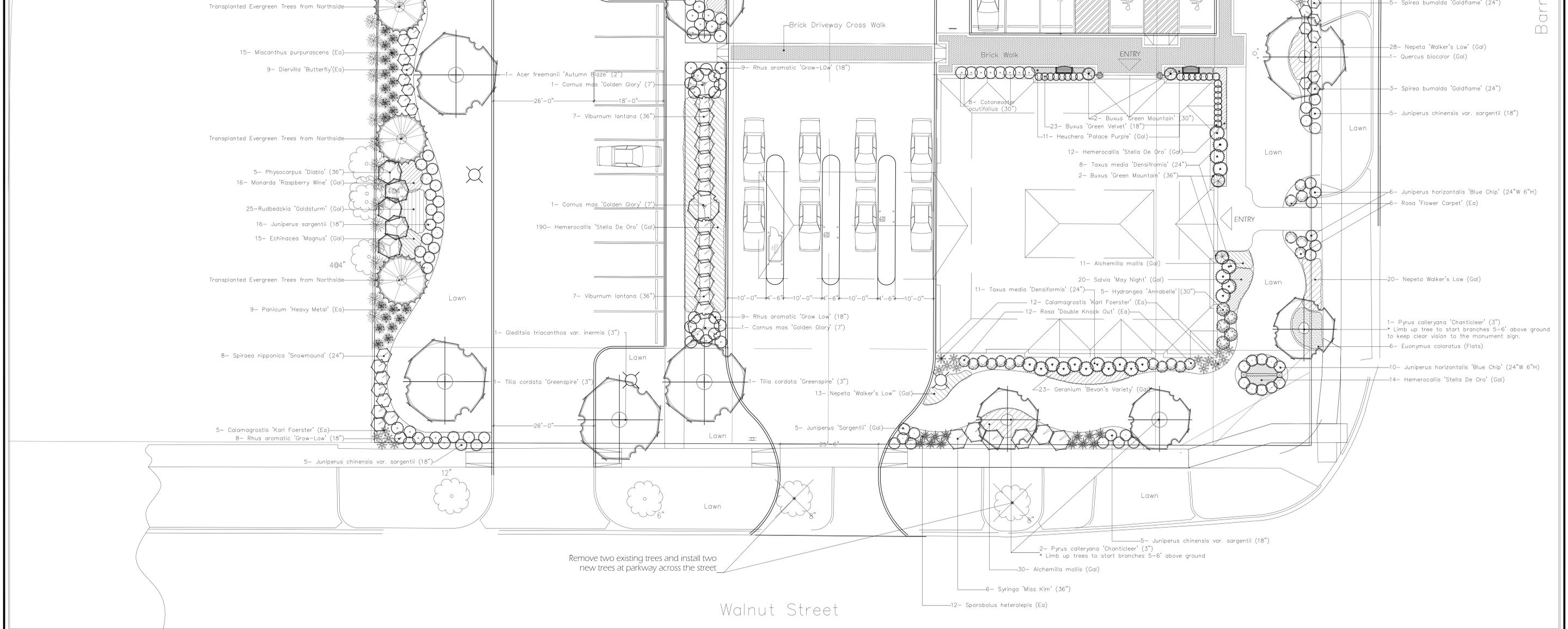
CRITERIA	FACTORS				
EXISTING ZONING	B-2				
PROPOSED ZONING	B-2				
PROPOSED USE	BANK WITH DRIVE-THRU				
LOT TYPE	CORNER				
SPECIAL USE REQUIRED FOR DRIVE-THROUGH FACILITY					
CRITERION [CODE REF.]	FACTOR	REQ'D. OR MAX.	PROPOSED OR EXISTING	REMARKS	
BUILDING (SF MAX.) [BOCA 2006 TABLE 503]	MAXIMUM	19,000 S.F.	5,055 S.F.	GROSS SQUARE FOOTAGE NOT INCLUDING THE DRIVE-THROUGH	
CORNER YARD [5.9.5 (a) 2]	MINIMUM	0'-0" TO A MAX. OF 5'-0"	5'-0"		
FLOOR AREA RATIO [5.9.5 (b)]	MAXIMUM	0.35	5,055 / 47,115 = 0.11		
MAXIMUM LOT COVERAGE [5.9.5 (c)]	MAXIMUM	75%	24,373 / 47,115 = 0.517 OR 52%		
LOT AREA [5.9.5 (d)]	MINIMUM	ONE ACRE	1.08 ACRES OR 47,115 S.F.		
BUILDING HEIGHT (FT) [5.9.5 (e)]	MAXIMUM	45'-0"	30'-0"		
PARKING REQUIREMENTS [6.2.3]	MINIMUM 4 SPACES PER 1,000 S.F. GFA. (5,055 / 1,000) * 4 = 20 SPACES REQUIRED		PROPOSED 21 PARKING SPACES + 2 ADA = 23		

A 1 ZONING CRITERIA

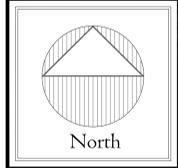


A 7 PROPOSED TRASH ENCLOSURE

QTY	Scientific name	Common Name	Type	Size	High - Moderate	Salt Tolerance
2	<i>Acer freemanii</i> 'Autumn Blaze'	Autumn Blaze Red Maple	Shade Tree	3"		
2	<i>Gleditsia inermis</i>	Thornless Honeylocust	Shade Tree	3"	y	
2	<i>Quercus bicolor</i>	Swamp White Oak	Shade Tree	3"	y	
2	<i>Tilia cordata</i> 'Greenspire'	Greenspire Little Leaf Linden	Shade Tree	3"		
3	<i>Cornus mas</i>	Cherry Dogwood	Upright Ornamental Tree	7"	y	
3	<i>Pyrus calleryana</i>	Ornamental Callery Pear Tree	Upright Ornamental Tree	3"	y	
4	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood	Broadleaf evergreen shrub	30"	y	
23	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	Broadleaf evergreen shrub	18"	y	
36	<i>Juniperus</i> 'Sargentii'	Sargent Juniper	Evergreen shrub	18"	y	
16	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	Evergreen shrub	18"	y	
19	<i>Taxus media</i> 'Densiflomis'	Spreading Yew	Evergreen shrub	24"	y	
8	<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	Deciduous Shrub	30"	y	
9	<i>Dierivilla sessilifolia</i> 'Butterfly'	Butterfly Southern Bush Honeysuckle	Deciduous Shrub	Ea		
5	<i>Hydrangea</i> 'Annabelle'	Annabelle Hydrangea	Deciduous Shrub	30"		
5	<i>Physocarpus</i> 'Diablo'	Bronze Ninebark	Deciduous Shrub	36"		
30	<i>Rhus aromatic</i> 'Grow-Low'	Grow Low Sumac	Deciduous Shrub	18"	y	
12	<i>Rosa</i> 'Knockout'	Knockout Shrub Rose	Deciduous Shrub	Ea		
6	<i>Rosa</i> 'Flower Carpet'	Flower Carpet Shrub Rose	Deciduous Shrub	Ea		
13	<i>Spiraea</i> 'Gold Flame'	Gold Flame Spiraea	Deciduous Shrub	24"	y	
8	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Nippon Spiraea	Deciduous Shrub	24"	y	
6	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	Deciduous Shrub	36"	y	
20	<i>Syringa vulgaris</i>	Common Lilac	Deciduous Shrub	48"	y	
10	<i>Viburnum dentatum</i>	Arrowwood Viburnum	Deciduous Shrub	36"	y	
14	<i>Viburnum lantana</i>	Wayfaringtree Viburnum	Deciduous Shrub	36"	y	
23	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	Ornamental Grass	Ea	y	
20	<i>Miscanthus purpurascens</i>	Purple Maiden Grass	Ornamental Grass	Ea	y	
9	<i>Panicum variegatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	Ornamental Grass	Ea	y	
37	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	Ornamental Grass	Ea	y	
41	<i>Alchemilla mollis</i>	Lady's Mantle	Perennial	Gal		
15	<i>Echinacea magnus</i> 'Purpurea'	Purple Cone Flower	Perennial	Gal		
58	<i>Geranium</i> 'Bevan's Variety'	Geranium	Perennial	Gal		
229	<i>Hemerocallis</i> 'Stella de Oro'	Daylily	Perennial	Gal	y	
11	<i>Heuchera</i> 'Palace Purple'	Palace Purple Corells	Perennial	Gal		
77	<i>Nepeta</i> 'Walker's Low'	Catmint	Perennial	Gal	y	
12	<i>Perovskia atriplicifolia</i>	Russian Sage	Perennial	Gal	y	
42	<i>Rudbeckia</i> 'Goldstrum'	Black-eyed Susan	Perennial	Gal		
20	<i>Salvia</i> 'May Night'	May Night Salvia	Perennial	Gal		
16	<i>Monarda</i> 'Raspberry Wine'	Bee Balm	Perennial	Gal		
6	<i>Euonymus coloratus</i>	Purpleleaf Winter creeper	Groundcover	Flat	y	



Barrington Road



# Hanover Park Community Bank

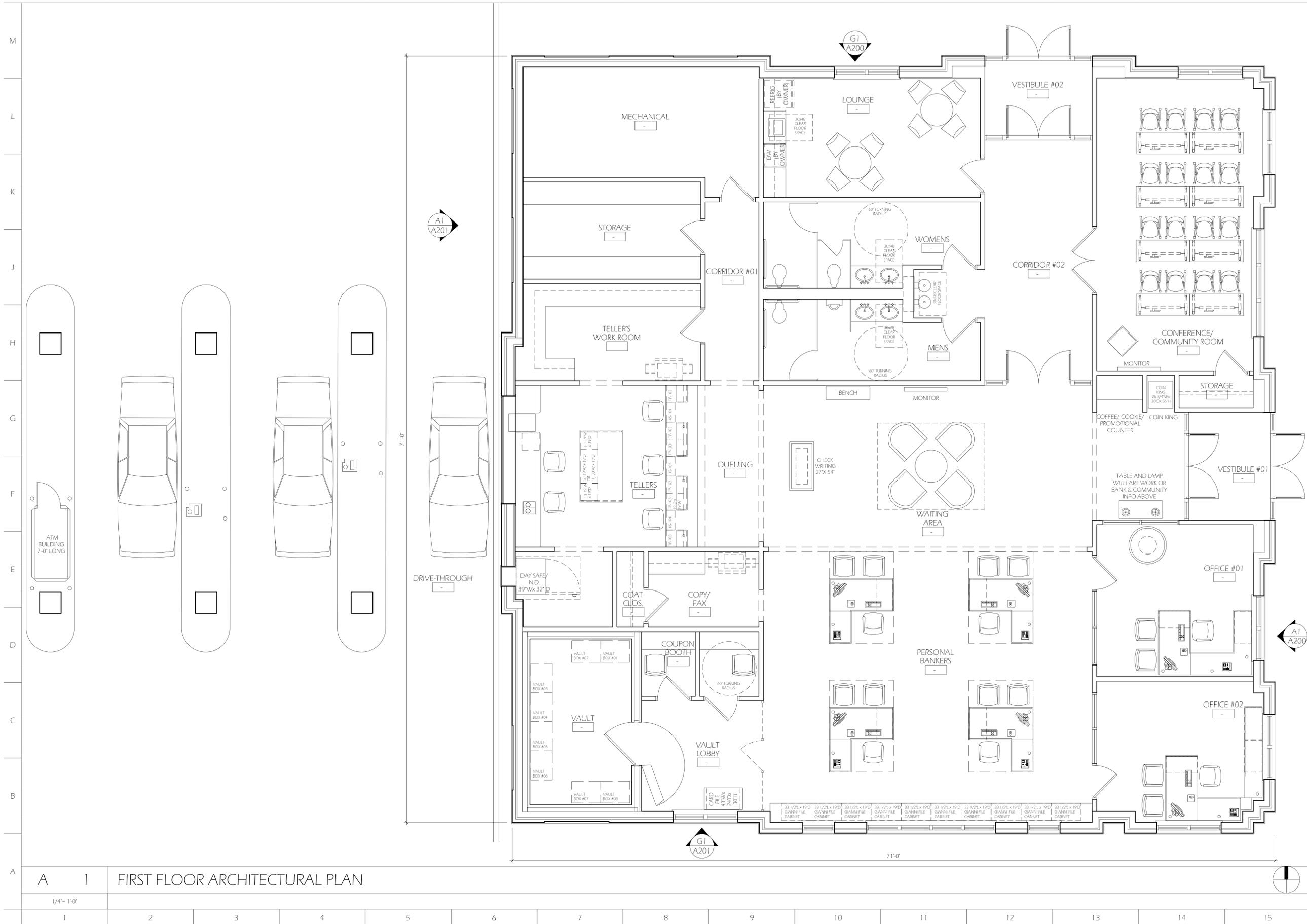
Walnut Ave. & Barrington Rd., Hanover Park, IL

**SCHMECHTIG LANDSCAPE COMPANY**  
 20860 W. Indian Creek Rd. Mundelein, Illinois 60060  
 Phone: (847) 566-1233 Fax: (847) 566-1488  
 Email: www.schmechtiglandscapes.com

**Landscape Plan**

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SCALE 1"=10'-0" DATE 03/26/2014  
 REV. 04/09/2014  
 ARCH.MS/LJ/JM PROJ. # C141005



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CONSULTANTS

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 HANOVER PARK, IL 60133  
 GNR PROJECT NO.: 1407.00

**GRUND & RIESTERER**  
 ARCHITECTS, INC.

# A101

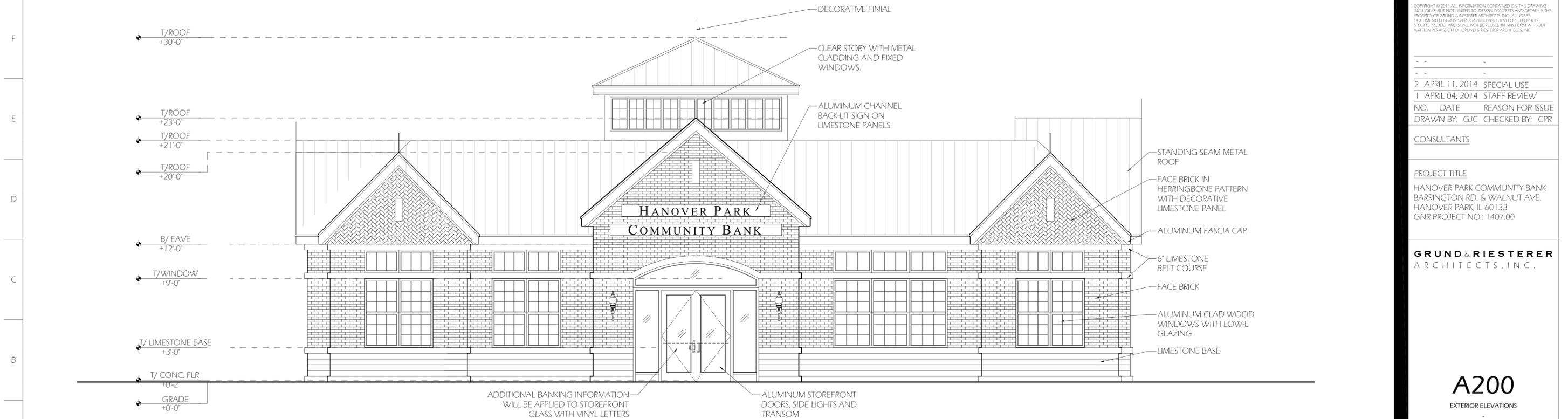
FIRST FLOOR ARCHITECTURAL PLAN

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 SUITE 2418 CHICAGO, ILLINOIS 60606  
 T: 312-372-5353 F: 312-372-5367  
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G 1 NORTH ELEVATION

1/4" = 1'-0"



A 1 EAST ELEVATION

1/4" = 1'-0"

GENERAL NOTES/MATERIALS KEYING

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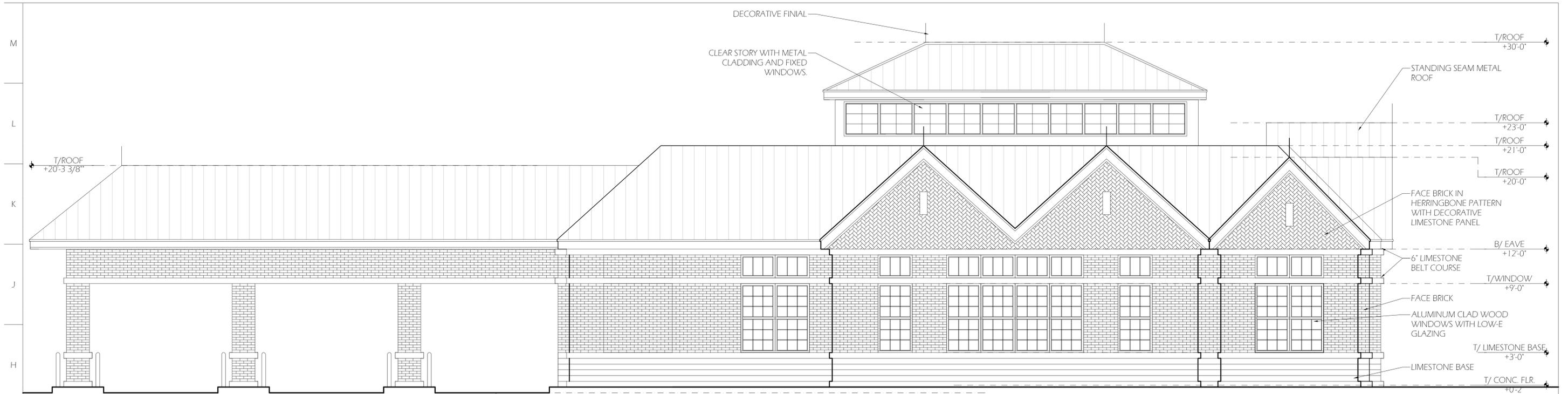
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**GRUND & RIESTER ARCHITECTS, INC.**

**A200**  
 EXTERIOR ELEVATIONS

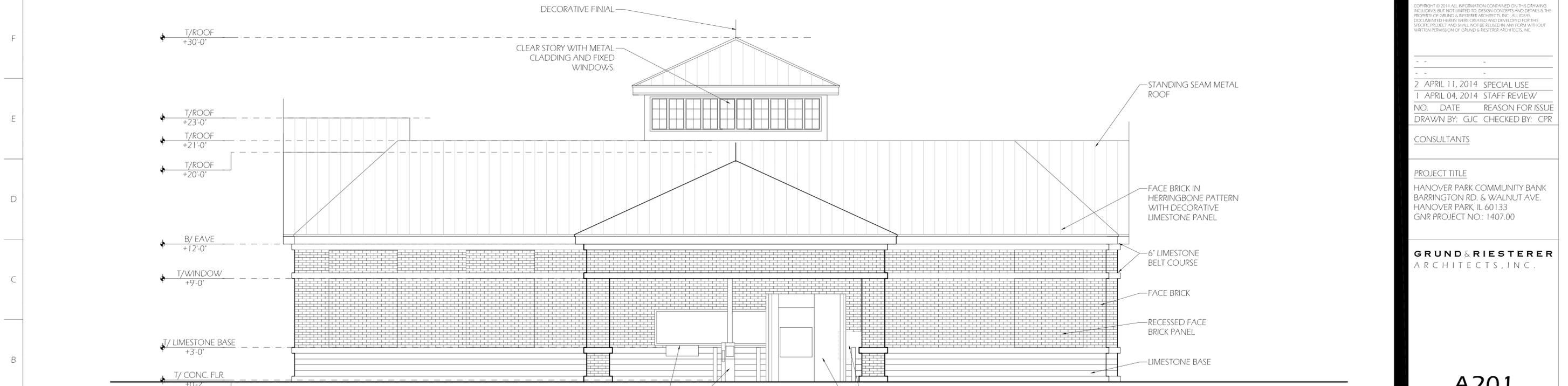
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G 1 SOUTH ELEVATION

1/4" = 1'-0"



A 1 WEST ELEVATION

1/4" = 1'-0"

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**A201**  
 EXTERIOR ELEVATIONS

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