



## 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 WORKSHOP

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

**Thursday, January 16, 2014  
6:30 p.m.**

### MINUTES

**1. CALL TO ORDER: ROLL CALL**

**Chairperson Wachsmuth** called the meeting to order at 6:31 p.m.

**PRESENT:** Commissioners: Arthur Berthelot, Mark Mercier, Scot Neil,  
Gary Rasmussen, James Aird, Auxiliary  
Member Katie Ruder, Chairperson  
Virginia Wachsmuth

**ABSENT:** Commissioners: Patrick Watkins  
**ALSO PRESENT:** Director Shubhra Govind, Inspectional Services  
Chief Anne Marie Hess, Village Planner  
Katie Bowman, Secretary Regina Mullen

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Berthelot to accept the Agenda, seconded by Commissioner Rasmussen.

Voice Vote:  
All AYES.

**Motion Carried:** Agenda Accepted.

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

4. **DISCUSSION TOPICS:**

**4-a. Review of DuPage County Lake Street Corridor Planning Study.**

Village Planner Bowman presented the DuPage County Lake Street Corridor Planning Study evaluating existing and future land use in unincorporated areas along Lake Street from I-355 to the Elgin O’Hare Expressway (I-390). The plan includes site development guidelines including pedestrian and bicycle access and incorporating improvements. We will be able to utilize this Corridor Study as promotion of the intersection of the northwest corner of Lake & Gary and to promote its potential for retail. It was recommended that zoning between the county and the communities be consistent, bringing unincorporated areas up to the standards of neighboring communities as they get developed. General feedback will be presented to the Village Board on February 6, 2014 and to the County Board at their Workshop in the next couple of weeks.

Commissioners held a general discussion and appreciated the study as a reference for future developments. They were encouraged and excited to work with neighboring communities and felt the land uses, as presented, to be acceptable.

**Commissioner Mercier arrives at 6:50 p.m.**

**4-b. Unified Development Ordinance Update Review – Landscape, Variance, and Site Plan Review Regulations**

Village Planner Bowman – As a follow up to Commission feedback from their July 11, 2013 Workshop, at which this Commission provided recommendations and updates to the existing Zoning codes regarding landscaping regulations, staff has received additional information from comparable neighboring communities and consultant Teska Associates in updating the Village Landscape Regulations in the Unified Development Ordinance.

Commissioners reviewed the updates and made additional comments to the draft to clarify, refine and maintain a comprehensive Landscape regulation.

Regarding the Variance and Site Plan Review Regulations, Village Planner Bowman reviewed changes that were made to these areas.

Regarding Division 5 Site Plan Review, 5.2 Authority, (5) Major Building Renovations and Tenant Changes (physical improvements), Village Planner

Bowman and Chief Hess will continue their research in determining the percentage of physical improvements versus value of work that constitutes a major building renovation.

Regarding Division 5 Site Plan Review, 5.2.b, Community & Economic Development Director Govind and Village Planner Bowman will continue their research regarding minor variations that may be approved administratively.

Staff will work on incorporating the minor changes recommended by the Commission and email changes to the Commission. Staff directed the Commission not to “reply all” to the email, as no discussion is allowed as a group other than in a public meeting format. Should a Commissioner have a change, they should send their comments directly to Director Govind or Village Planner Bowman, only.

Chairperson Wachsmuth entertained a Motion to recommend approval of the updates to the Landscape Regulations with noted changes to be completed by Staff to the Commissioners, via email. This would provide direction for the incorporation into the 2013 second draft of the Unified Development Ordinance.

Motion by Commissioner Berthelot, and seconded by Commissioner Mercier.

**Roll Call Vote:**

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

**Motion Carried:** Incorporate changes to the Landscape Regulations and email to Commissioners for review. Any comments to be directed only to Director Govind and/or Village Planner Katie Bowman.

**4-c. Discussion Regarding Distribution Facilities for Medical Marijuana**

Director Govind noted the Village Board, at their January 9, 2014 meeting, extended the moratorium on cannabis dispensaries and related facilities for 180 days, allowing staff and this Commission time to research the zoning issues and formulate their recommendations to the Village Board for consideration.

The State will allow 22 cultivation centers, one per police district, and 60 dispensaries, with no regulations on how many per county or police district.

**Director Govind** indicated there is a very small portion of the Village that is available for a potential location of a cultivation center, and referred the Commission to a triangular area where the Fuji Films is located in the Turnberry Business Park.

The Commission reviewed each issue and staff recommendation that included:  
**Issue 1** – What zoning districts should Dispensing Facility uses be allowed in?

**Staff recommended:** Dispensing facilities be permissible in certain industrial districts and, using the State’s distance requirements from schools and daycares, staff recommended these facilities be located at least 1000 ft from a residential use or any area zoned for residential use.

**Commission Voice Vote on Staff Recommendation:**

**Voice Vote**

**Ayes** – 1 Commissioner

**Nays** – 6 Commissioners

However, majority did agree that Dispensing Facilities should be located at least 1,000 ft from another dispensing facility, to discourage concentration in any geographical area.

**Issue 2** – Should Cultivation Centers and Dispensing Facilities be allowed as special or conditional uses?

**Staff recommended** Cultivation Centers and Dispensing Facilities be Special Uses in Industrial Districts.

**Commission Voice Vote on Staff Recommendation:**

**Voice Vote**

**Conditional Use** - 1 Commissioners

**Special Use** – 4 Commissioners

**Nays** – 2 Commissioners

4 Commissioners did not agree with limiting it to industrial area.

**Issue 3** – Should specific criteria be developed to evaluate potential locations? Some communities are using criteria relating to installing security cameras, making sure the parking lot is well lite, making sure there is no drive-thru, making sure that everything is clearly visible from the perspective of enforcement that there is no area that could be hidden from view.

**Staff recommended:** Referred the Commissioners to above recommended criteria.

**Commission Voice Vote on Staff Recommendation**

Nays. 2 Commissioner sagreed that no drive-throughs should be allowed.

**Issue 4** – Should Dispensing Facilities be stand-alone buildings or is it acceptable for these uses to be located in a multi-tenant building?

**Staff recommended** the use be stand-alone buildings, instead of a multi-tenant building. Staff also recommends that no drive-thru be allowed.

**Commission Voice Vote on Staff Recommendation:**

All Nays. Commissioners stated either type of building should be allowed.

**Issue 5** – Should retail of paraphernalia (to enable patients to ingest the medication) be permitted within the dispensaries?

**Staff recommended** that no drug paraphernalia be allowed to be sold at the Dispensing Facilities, as per the Police Department’s recommendation.

**Commission Voice Vote on Staff Recommendation:**

All Nays. Drug paraphernalia should be allowed to be sold at Dispensing Facilities.

**Issue 6** – Should there be any specific restrictions/requirements related to signage for the dispensaries?

**Staff recommended** signs shall not include any realistic or stylized graphical representation of the cannabis plant or its part or any realistic or stylized graphical representation of drug paraphernalia, and signs shall not include any wording that would identify the property as a medical marijuana dispensary or use clinic, botanical or colloquial (slang) terms.

**Commission Voice Vote on Staff Recommendation:**

All Ayes. Noted that signs should be primarily for identification purposes, rather than advertising.

**Staff recommended** adding definitions to Section 110-2.3 Definitions of Chamber 110 Zoning of the Hanover Park Municipal Code relating to Medical Cannabis Cultivation Center and Dispensing Facilities.

**Commission Voice Vote on Staff Recommendation:**

All Ayes

The Commission will continue its Medical Cannabis Public Hearing at their next meeting scheduled for February 13, 2014, and staff will incorporate the Commission's recommendations into their report.

**Village Updates:**

Hanover Square Shopping Center: The Village will be sending out an RFP for the sale and or redevelopment of the Center, while staff continues to work with updating the façade should the center not be sold. Staff will present the results of the RFP at an April Village Board meeting.

Harbor Freight continues to remodel the interior and exterior of their building that has been delayed due to weather conditions.

Car X. located on Irving Park Road, has applied for a building permit to remodel the building and reopen this facility.

**10. ADJOURNMENT:**

Motion by Commissioner Berthelot to adjourn, seconded by Commissioner Neil.

Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 9:16 p.m.

**Recorded and Transcribed by:**

  
Regina Mullen, Secretary  
this 16<sup>th</sup> day of January 2014

  
Virginia Wachsmuth, Chairperson