



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING Municipal Building, Room 214 Hanover Park, IL Wednesday, September 10, 2014 7:00 p.m. MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called meeting to order at 7:00 p.m.

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

ABSENT: Commissioners: Patrick Watkins

ALSO PRESENT: Village Planner Katie Bowman, Inspectional Services Tom Hatzold, Secretary Kathleen Arnold
Jeff Slavish, Brixmor Property Group, 40 Skokie Blvd. Suite 600, Northbrook, IL 60062; Wayne Marth, Shive-Hattery, Inc., 3025 Highland Pkwy, Ste 140, Downers Grove, IL 60516.

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

ALL AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of August 14, 2014.

Pending approval.

Voice Vote:

All AYES.

Motion Carried: Pending.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertains 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.

Sworn In – Auxiliary Parthiv Patel, Quorum obtained.

Village Planner Katie Bowman presents a summary of the request before the Commission for a Special Use and Variance. Visual slides were presented identifying the location and building rendering. Hardcopies of updates to the landscaping plan were presented to the Commission as well as plans for the drive-through facility.

The Public Notice was published in the *Daily Herald* on August 26, 2014.

Chairperson Wachsmuth invited representatives of the application up to the podium to speak on behalf of the property owner.

Sworn In – Jeffrey Slavish, Brixmor SPE-3, LLC.

Jeffrey Slavish presents their request for a Special Use to permit a drive-through facility and Variance from the requirements for maximum lot coverage, minimum onsite parking, and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois.

Sworn In – Wayne Marth, Shive-Hattery, Inc.

Wayne Marth presents hardcopies of landscaping and plot of survey showing drive-through and describes the types of building materials that will be used for the façade.

Commissioner Mercier confirmed configuration of drive thru

- Noted practice of cars driving through open parking lot area to south, confirmed this will not be able to be addressed through this project.
- Confirmed location of customer and receiving doors.

Commissioner Patel – no questions.

Commissioner Aird confirmed proposed onsite planting areas.

Commissioner Rasmussen no questions.

Commissioner Neil no questions.

Commissioner Berthelot no questions.

Chairperson Wachsmuth good to see improvements on site.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Bowman presents the Draft Findings of Facts and recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to approve the Draft Findings of Facts. Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Roll Call Vote:

AYES: Commissioners: Aird, Berthelot, Mercier, Rasmussen, Patel
Neil, Chairperson Wachsmuth

NAYS: Commissioner: None

ABSENT: Commissioners: Watkins

Motion Carried: Approved the Draft Findings of Facts.

Chairperson Wachsmuth entertained a Motion to recommend approval of request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to approve a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

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

Motion Carried: Approved.

7. **TOWNHALL SESSION:** None.
8. **OLD BUSINESS (NON-ACTION ITEMS):** Commissioner Mercier questioned where the diagram is for the fencing requirements.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
 - 9-a. **Village Planner Bowman**
 1. **New Inspectional Services Member – Tom Hatzold** was introduced as the new Inspectional Services Acting Chief for the Development Commission.
 2. **Westview Shopping Center** – A large closing retailer moving in shortly.
 3. **Turnbury Lakes Business Center**– Conversations continue to open new businesses.
 4. **Corrigan Moving and Storage Systems** – Ribbon Cutting has been confirmed for Wednesday, November 12th at 4:00 pm.
 5. **NB Corporation of America** – Large expansion project.
 6. **Wendy’s** – Renovations are complete and they are open for business.
 7. **Mobile Gas Station** – Demolish and removal of the underground gas tanks takes place this week.
 8. **ICSC Chicago Deal Making** – event will be October 7-8, 2014 and Village Planner Bowman will be attending.

9-b. **Chairperson Wachsmuth** asked about the shopping center at Bartels/Lake Street near Wendy's if any interest in that shopping center.

10. **ADJOURNMENT:**

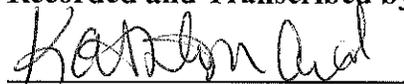
Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:44 p.m.

Recorded and Transcribed by:



Kathleen Arnold, Secretary
this 10th day of September, 2014



Virginia Wachsmuth, Chairperson