



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

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LISA TROUSDALE

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, May 12, 2016 7:00 p.m.

1. CALL TO ORDER: ROLL CALL

Co-Chair Aird called meeting to order at 7:00 p.m.

PRESENT: Commissioners: Co-Chair James Aird, Arthur Berthelot,
Patrick Watkins, Parthiv Patel, Joe Serauskas

ABSENT: Commissioners: Scot Neil, Gary Rasmussen, Chairperson
Virginia Wachsmuth

ALSO PRESENT: Director Shubhra Govind, Village Planner Patrick Ainsworth,
Planning Intern Dan Osoba, Trustee Herb Porter, Secretary
Kathleen Arnold,
Kent Utsurogi (applicant) Centerline Design Services, 581
Brookside Ave, Algonquin, IL 60102
Dr. Anuja Gupta, Aman Living LLC, P.O. Box 853, Frankfort,
IL 60423
Mark Hopkins, HKM Architect & Planning, 43 S. Vail,
Arlington Heights, IL 60004
Bill Zalewski, EAC Engineering Inc., 80 W. Main St., Lemont,
IL 60439.
Javier Millar, KLOA Traffic Analyst, 9575 W. Higgins Rd, Suite
400, Rosemont, IL. 60018
Valerie Kretchmer – Kretchmer Associates, 807 Davis St. , Suite
2004, Evanston, IL 60201
Steve Spinell – Kinzie Builders LLC, 116 W. Illinois St.,
Chicago, IL 60654
Ken Carlson, Tracy, Johnson & Wilson, 2801 Black Road, #2,
Joliet, IL. 60435
Toni Carter – HOA President requested address withheld.
Donna Schiavone, 7244 Northway Drive, Hanover Park, IL



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60133
Gus Tselos, Owner, 7201-7239 Olde Salem Circle, Hanover
Park, IL. 60133
Balwinder Chhoker, Jackson Hewitt, 1784 Lake St., Hanover
Park, IL. 60133

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 March 10, 2016.

Motion by Commissioner Berthelot to approve the Minutes of March 10, 2016, seconded by Commissioner Patel.

Voice Vote:

All AYES.

Motion Carried: Approved the Minutes of March 10, 2016.

6. **ACTION ITEMS:**

6-a. Public Hearing to consider a request by Kent Utsurogi (applicant) on behalf of J & J Real Estate, LLC. (property owner) for approval of a Planned Unit Development Amendment with variations, to expand the building located at 1900 Army Trial Road, Lot 3 of the Sandpiper Court Center Subdivision, Hanover Park, Illinois. (Continued from March 10, 2016 Development Commission Meeting).

Co-Chair Aird: Entertained a motion to Open the Public Hearing.

Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.



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Motion Carried: Public Hearing Opened.

Planning Intern Dan Osoba presented a PowerPoint presentation and summary of the request before the Commission. Presented location of subject property, zoning history, land use and current zoning, and Staff Analysis to the Commission. The petitioner is proposing an addition to the north of the existing building which requires the applicant to apply for a PUD Amendment.

The Public Notice was published in the *Daily Herald* on February 22, 2016.

Co-Chair Aird invited any attendees up to the podium to speak on this subject:

Sworn in: Kent Utsurogi (applicant) Centerline Design Services, 581 Brookside Ave, Algonquin, IL 60102

Kent Utsurogi presented his client's, J & J Real Estate request for a Planned Unit Development amendment, with variations, to expand the building located at 1900 Army Trail Road. He explained that Suburban Medical Group will be consolidating their two other locations to this one location in Hanover Park. They decided to convert this restaurant building into a medical facility as its size is a good fit for them. They plan on making a few changes to the building elevation such as removal of the arch and will use materials and design concept that will incorporate natural stone materials. Detailed placement of services and the reason for the layout.

Commissioner Patel questioned who is responsible for the maintenance of the parking lot?

Village Planner Ainsworth responded that there is an agreement in place to maintain the parking area. The Village's Code Enforcement Department keeps an eye on the area and will address any violations and notify the responsible party.

Commissioners: No other questions or comments.

Co-Chair Aird entertained a motion to close the Public Hearing.
Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.
Voice Vote:



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All AYES.
Motion Carried: Public Hearing Closed.

Planning Intern Osoba presented the Draft Findings of Fact and recommendations to the Commission.

Co-Chair Aird entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:	Commissioners:	Watkins, Berthelot, Patel Co-Chair Aird
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Rasmussen, Neil, Chairperson Wachsmuth

Motion Carried. Recommend approval to the Village Board.
Motion Carried: Approved the Draft Findings of Fact.

Co-Chair Aird entertained a Motion to recommend approval of the request for a Planned Unit Development Amendment for the construction of an 850 square foot addition to the existing vacant building at 1900 Army Trail Road, (Lot 3 of Sandpiper Court Center Subdivision) from Section 110.6.2.3 and Section 110.6.3.8.a 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 Serauskas.

Roll Call Vote:

AYES:	Commissioners:	Watkins, Berthelot, Patel Co-Chair Aird
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Rasmussen, Neil, Chairperson Wachsmuth

Motion Carried. Recommend approval.



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6-b. Public Hearing to consider a request by Dr. Anuja Gupta, Aman Living, LLC, (applicant) on behalf of Chicago Title Land Trust Company, Trust #128487 (property owner) for approval of the following items: a Special Use for a Planned Unit Development with variations, a Special use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for a Nursing Home, Re-Zoning from B-2, Local Business, to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development and a commercial building located at 900 Irving Park Road, Hanover Park, Illinois.

Co-Chair Aird: Entertained a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

The Public Notice was published in the *Daily Herald* on April 25, 2016.

Village Planner Ainsworth deferred to the applicant and their team to make their presentation first.

Co-Chair Aird invited any attendees up to the podium to speak on this subject:

Sworn in: Ken Carlson, Tracy, Johnson & Wilson, 2801 Black Road, #2, Joliet, IL. 60435

Ken Carlson presented his client's request for approval of the following items: a Special Use for a Planned Unit Development with variations, a Special Use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for Nursing Home, Re-Zoning from B-2, Local Business to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development with a commercial retail building located at 900 Irving Park Road, Hanover Park, Illinois. He is the Attorney for the



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project and proceeded to introduce the other principals who make up the Development Team for this project. As the property has been in an unproductive state since 2008, the space is right for redevelopment. Their goal is to keep long term Hanover Park residents in the Village and provide a place they can find senior care and an easy transition to Assisted Living care resources. They feel this project will have little impact on the School District or the tax base. In addition this project will achieve several goals in the Village's Comprehensive Plan.

Sworn in: Dr. Anuja Gupta, Aman Living LLC, P.O. Box 853, Frankfort, IL 60423

Dr. Anuja Gupta introduced herself and provided the commission with a brief presentation of her credentials and background. She is the General Partner on this project and has real estate experience with developing another townhome development and has taken great pains to make sure the team picked for this project is the best.

Commissioner Aird questioned if all amenities would be available in all the units. Applicant responded yes, amenities such washer and dryer, will be available to in all units.

Sworn in: Mark Hopkins, HKM Architect & Planning, 43 S. Vail, Arlington Heights, IL 60004

Mark Hopkins presented the site plans and elevations and described each aspect of the project.

Commissioner Serauskas questioned what other projects have they completed in the suburbs. He also commends Mark Hopkins for a very nice job with the architectural plans.

Dr. Anuja Gupta responded they had completed projects in Bourbonnais and Kankakee Illinois area.

Sworn in: Bill Zalewski, EAC Engineering Inc., 80 W. Main St., Lemont, IL 60439.



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Bill Zalewski presented the plans for utilities including water main, sanitary, storm sewer, detention and proposed maintenance. Explained why the site currently has flooding issues - it is due to lack of maintenance.

Commissioner Watkins questioned if the plan is using MWRD's for raindrops the 100 Year Standard for release and for the old Menards what system is in place still? If dry spells do you foresee any issues with dry spots.

Bill Zalewski responded the plan calls for a 'Wet Bottom Pond' with features and part of the storm-water is captured in the bio-swales.

Sworn in: Javier Millar, KLOA Traffic Analyst, 9575 W. Higgins Rd, Suite 400, Rosemont, IL. 60018

Javier Millar presented the traffic impact report findings to the commission. He feels the effect on traffic would be benign and their plan calls for 200 more off-street parking spaces than code requires. The revisions to access points improve the safety for this project as access points will be lined up.

Commissioner Aird questioned if the total number of parking spaces includes the driveways in front for each individual unit and not just the parking for the restaurant and the retail.

Javier Millar responded yes, but they looked at the overall development requirements per code. Even if they do not count the driveway spaces, they are over what is required.

Sworn in: Valerie Kretchmer – Kretchmer Associates, 807 Davis St. , Suite 2004, Evanston, IL 60201

Valerie Kretchmer presented the findings on the Market Analysis for senior housing and retail for the area including the surrounding area. Stated the income/asset levels and aging percentages of residents 65-75 will support the project. The demand for Independent Living in this area currently is 350-500, Assisted Living 250-350 and Memory Care 80-116. Stated the pricing and monthly fees are competitive with similar products in the market area.

Sworn in: Steve Spinell – Kinzie Builders LLC, 116 W. Illinois St., Chicago, IL



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60654

Steve Spinell provided the commission with his references and experience as a general contractor and builder for over thirty years. Presented the phases of construction which, if approved, will start in the fall with the first phase being demolition and cleanup of the site and will begin marketing the development. They intend to commence the building construction west to east and feel there will be little imposition to residents living in the area during the construction.

Commissioner Serauskas questioned how come they are not building west to north.

Steve Spinell responded they will have the marketing center and the model homes on the west side and use the retail pad as the construction staging area. They will complete all the paving and one-story and two-story townhomes as contracted.

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

Sworn in: Toni Carter, HOA President (requested address be withheld)

Toni Carter represents the Hartford Square Homeowners Association which is located behind the proposed project. They have a history of water running off the site onto their properties and would like to know if this situation will be resolved. They have been fixing the fence at the back of the site for years (786 Roosevelt Road) and would like to know if the developers plan on keeping the fence or installing a new fence. They have many children and pets in their neighborhood and feel a fence would be necessary. Concerned about parking as it is at a premium in this area due to the overflow from the surrounding communities and suggest they increase the amount of parking. Questioned how the project would be funded. The project across the street from the Village the Contractor ran out of funds and another had to be found to complete the project. What assurances are there that this will not happen again? In the future please provide proper notices and ensure the signs are properly visible. If the Village does not want to mail to all the residents they can send to the HOA to distribute. She is supportive of the



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project as presented. Would like us to consider Cracker Barrel or another Soul Food for the Restaurant. Great job team. She does support this project.

Village Planner Ainsworth responded that staff took pictures of the Public Hearing Signs and ensured that signs were posted within the required time frame. However, we will see how we can improve communications going forward.

Sworn in: Donna Schiavone, 7244 Northway Drive, Hanover Park, IL. 60133

Donna Schiavone lives directly across from the site and is excited about the project it is sorely needed. Regarding the proposed retail and restaurant please consider is it really necessary as we have other restaurants and retail businesses that have failed in the area, is it really necessary? But she does have a few concerns about parking issue and limited visibility situation that can be generated by cars parking on Olde Salem Drive. Questioned were the workers will park during construction? Her neighbors are concerned about not having enough parking.

Village Planner Ainsworth read a letter received from a nearby Hanover Park Resident for the record. (See exhibit 1)

Sworn in Gus Tselos, Owner/Landlord, 7201-7239 Olde Salem Circle Shopping Center.

Gus Tselos is concerned about retail competition for his long time business tenants. He welcomes the redevelopment of the site it will be nice to no longer have an empty space.

Co-Chair Aird entertained a motion to close the Public Hearing.
Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

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



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Co-Chair Aird entertained a Motion to approve the Draft Findings of Fact, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:	Commissioners:	Watkins, Berthelot, Patel, Serauskas, Co-Chair Aird
NAYS:	Commissioners:	None
ABSENT:	Commissioners:	Rasmussen, Neil, Chairperson Wachsmuth

Motion Carried. Recommend approval to the Village Board.

Motion Carried: Approved the Draft Findings of Fact.

Commissioner Watkins questioned who owns the fence to the north. It is such a beautiful project the fence should match the proposed design.

Village Planner Ainsworth responded that staff is checking old permit files to identify the owner. Recommends the fence remain during construction and a new fence added as a condition.

Commissioner Aird noted that the code does not require a fence and he would have to see the site to see if a fence would block the residents view.

Commissioner Berthelot suggested we wait and see if even needed and let the HOA's vote to have a fence or not.

Bill Zalewski and Ken Carlson responded if it makes sense to have a buffer, they are agreeable to adding a fence to the project.

Toni Carter responded that Hartford Square does not own the fence and feels a fence is needed as their community consists of many children and pets. If the project decides to not install a fence they will have their homeowners build one.

Co-Chair Aird entertained a Motion to recommend approval of the request for a Special Use for a Planned Unit Development with variations, a Special use for a Multifamily building over 40 feet in height, a Special Use for Single-family attached row dwellings (party wall) with more than four dwellings in a row or building, a Special Use for a Nursing Home, Re-Zoning from B-2, Local



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Business, to R-4 PUD and B-2 PUD and a Preliminary Plat of Subdivision in order to construct a new senior housing development with a commercial retail building located at 900 Irving Park Road, from Section 110.4.6. and Section 110.5.6.3.i, which will include variances from Section 110.5.6.4.c, 110.5.6.4.e, 110.5.6.4.b(1), 110.5.6.4.b(2)(b), 110.5.6.4.b(2)(c) and 110.5.6.4.b(4) 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 Serauskas.

Roll Call Vote:

AYES: Commissioners: Watkins, Berthelot, Patel, Serauskas, Co-Chair Aird

NAYS: Commissioners: None

ABSENT: Commissioners: Rasmussen, Neil, Chairperson Wachsmuth

Motion Carried. Recommend approval.

7. TOWNHALL SESSION:

Sworn in: Balwinder Chhokar , Jackson Hewett, 1784 Lake Street, Hanover Park, IL 60133

Balwinder Chhokar as a member of the CONECT Committee of the Village wanted to say “Thank you”. The CONECT committee was introduced to the project at a recent meeting. Although she does not live in the Village she does own a business here. She grew up near a place called Verandah and is very happy about the project and wanted to say “Good Job”.

8. OLD BUSINESS (NON-ACTION ITEMS: None

9. NEW BUSINESS (NON-ACTION ITEMS):



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9-a. Director of Community & Economic Development Shubhra Govind and Village Planner Patrick Ainsworth provided the following updates:

1. **ICSC RECon** – Staff recently attended and a report will be presented in the near future at a Village Board Meeting.
2. **Hanover Square Shopping Center** - is near completion just pending some minor landscaping and remainder of the signs.

10. ADJOURNMENT:

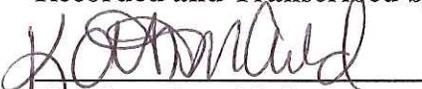
Motion by Commissioner Berthelot, seconded by Commissioner Watkins.

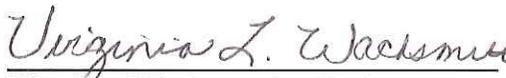
Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 9:19 p.m.

Recorded and Transcribed by:


Kathleen Arnold, Secretary
this 12th day of May 2016


Virginia Wachsmuth, Chairperson