



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
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, June 30, 2015 7:00 p.m.

1. CALL TO ORDER: ROLL CALL

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

PRESENT: Commissioners: James Aird, Scot Neil, Patrick Watkins, Co-Chair Mark Mercier, Parthiv Patel,
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Arthur Berthelot, Gary Rasmussen

ALSO PRESENT: Director Shubhra Govind, Village Planner Katie Bowman, Trustee Herb Porter, Secretary Kathleen Arnold, Jacob Horvath (applicant) 2800 S. 11th, Kalamazoo, MI 49009, 269.492.3306

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Watkins, 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 April 9, 2015.

Motion by Commissioner Neil to approve the Minutes of April 9, 2015, seconded by Commissioner Watkins.

Voice Vote:

All AYES.



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

Motion Carried: Approved the Minutes of April 9, 2015.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Mark Bush agent for CGP Hanover MF, LLC (applicant) on behalf of the Menards, Inc. (property owner) for approval of a major change to the Menard's Planned Unit Development Plan to construct a Mattress Firm retail store, which will include a variation from the requirement for a maximum of 75% lot coverage, located at the southeast corner of Barrington Road and Bristol Lane.

Chairperson Wachsmuth: Entertained a motion to Open the Public Hearing. Motion by Commissioner Watkins to open the Public Hearing, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Bowman presented a 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 Public Notice was published in the *Daily Herald* on July 14, 2015.

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

Sworn in: Jacob Horvath (applicant) 2800 S. 11th, Kalamazoo, MI 49009

Commissioner Watkins: noted that he found the request for lot coverage variation to be reasonable due to the preexisting shared drive on the property.

The Commissioners had no questions or comments and were supportive of the proposed major change to the Planned Unit Development Plan and variation for a maximum of 75% lot coverage.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

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

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

Roll Call Vote:

AYES: Commissioners: Aird, Watkins, Neil, Patel, Co-Chair Mercier, Chairperson Wachsmuth

NAYS: Commissioner: None
ABSENT: Commissioners: Rasmussen, Berthelot

Motion Carried. Recommend approval.

Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth entertained a Motion to recommend approval of request for a Major Change to the Planned Unit Development Plan pursuant to the Village of Hanover Park Zoning Ordinance, specifically to construct a Mattress Firm retail store, which will include a variation from the requirement for a maximum of 75% lot coverage, from Section 110.4.6.7.b 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 Neil to recommend approval of a Major Change to the Planned Unit Development Plan and Variation and forward to the Village Board for their consideration, seconded by Commissioner Patel.

Roll Call Vote:

AYES: Commissioners: Aird, Watkins, Neil, Patel, Co-Chair Mercier, Chairperson Wachsmuth

NAYS: Commissioner: None
ABSENT: Commissioners: Rasmussen, Berthelot

Motion Carried. Recommend approval.

7. **TOWNHALL SESSION:** None.

8. **OLD BUSINESS (NON-ACTION ITEMS):**

Co- Chair Mercier read a prepared statement to commission. See attached Exhibit 1.



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

630-823-5600
FAX 630-823-5786
www.hpil.org

PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JON KUNKEL
HERB PORTER
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

Commissioners did not have any questions or comments.

9. **NEW BUSINESS (NON-ACTION ITEMS):**

9-a. **Village Planner Katie Bowman**

1. **ICSC** – Three trends in retail that were discussed at the conference are the expansion of food retailers (grocery and fast food), health conscious retail and gyms, and brick-and-mortar stores for online retailers. We used a multi-pronged approach for recruiting new businesses to fill our vacant space and developers for available sites.
2. **CONECT Business Retention Survey** – A report containing preliminary results from the 2014 Business Retention Survey was discussed. We received 57 responses from Hanover Park businesses which represents 15% of the businesses. We will continue to solicit feedback until we reach 20% which would be statistically significant. A final report with graphics and charts will be forth coming.
3. **Board Meeting, July 16, 2015** – Accessory Uses and Structures Regulations will be on the agenda.
4. **August Development Commission** – Received an application for a Planned Unit Development Amendment and Subdivision for 1850 – 1860 Army Trail Road.
5. **Trustee Herb Porter** – Introduced as new Trustee and Development Commission Board Liaison.

10. **ADJOURNMENT:**

Motion by Commissioner Watkins, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:43 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 30th day of June, 2015

Virginia Wachsmuth, Chairperson

Hanover Park Development Commission Meeting

2015-06-30

Old Business Item

On February 12, 2015 the development commission met with 3 action items on its agenda. Agenda item 6b was “to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance related to regulations pertaining to pawnbrokers, payday loans, title loans, Cash for Gold and other similar uses, throughout the Village.” At that time a presentation was made by one of the commissioners – a commissioner that I have the utmost respect for, if I ignore the presentation given that night.

For agenda item 6b, staff had recommended what the majority of the commission ultimately considered to be reasonable changes to the Village code; mainly that ‘Alternative Loan’ businesses require a special use. The presentation by the commissioner (documented as Exhibit #4 in the meeting minutes) argued that any such restrictions on alternative loan businesses were unnecessary and indeed if limited, may even be detrimental to the residents of Hanover Park. I happen to strongly disagree with this opinion since it ignores the well-documented abuses of this industry as a whole, its potential impact on the most vulnerable, and to quote staff “the proliferation of such businesses has generally been found to bring a negative image to the areas in which they are located, which has an impact on economic and community development in the Village in general”. However this is certainly not an opinion without merit and certainly deserves a full airing and a robust discussion. If this were the extent of the presentation that night, I would not be presenting right now.

My objection to the presentation revolves around some of the comments within the presentation. I will mention four examples, along with my comments:

Quote #1: “Agenda item 6-b has a stench about it that is unbecoming of our Village in general and our voting bodies in particular”. I would argue that the only thing unbecoming our village is this statement given during a development commission meeting.

Quote #2: “I would submit to you that there has never been a greater need for these services than during this depressed Obamaconomy period”. Not only does this statement demonstrate a lack of knowledge of the actual causes of the international recession beginning in 2007-2008, it purposely denigrates a sitting president in the context of a meeting designed to discuss land use issues for the Village of Hanover Park. In my opinion, this statement is grossly inappropriate.

Quote #3: “I feel our government has overstepped its authority and crafted a way, if passed, in which to create a precedent in order to pick and choose winners and losers in our private sector now and in the future. I believe this practice has been reserved solely for the present occupant of the White House.” Since when is asking some businesses to

apply for a special use permit all of a sudden a trampling of our liberties by the government. To say this comment is forced and overwrought would be an understatement. As to the White House reference, same comments as above.

Quote #4: "I don't necessarily detect anything sinister on the part of our staff...". Well given the nature of the comments, I'm not sure how you couldn't have come to that conclusion. In my time on the development commission I have at times disagreed with staff proposals and recommendations, but always with respect and admiration for the very difficult work they do trying to balance the needs of Village businesses and Village residents.

There are other comments that I found objectionable, but I think the aforementioned 4 illustrate my point.

I have lived in Hanover Park for 31 years and have served on the Development Commission for 10 of those years. I love this Village and I love this Commission. While I appreciate the opportunity to vent my frustrations tonight, I presented to ask that this type of rhetoric disappear from what is normally a very civil and reasoned discourse on this commission.

So in closing I would simply request that all commissioners attempt to keep their personal politics out of our deliberations here, especially when those personal politics really have no bearing on Land use issues in the Village of Hanover Park.

Thank you for your attention.

Commissioner and Co-Chair,

Mark Mercier