



VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING

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

Thursday, May 10, 2012

7:00 p.m.

AGENDA

- 1. CALL TO ORDER: ROLL CALL**
- 2. PLEDGE OF ALLIEGENCE:**
- 3. ACCEPTANCE OF AGENDA:**
- 4. PRESENTATIONS/REPORTS:** None.
- 5. APPROVAL OF MINUTES:**
 - 5-a. Request to Approve**
 1. Regular Meeting Minutes of March 22, 2012
- 6. ACTION ITEMS:**
 - 6-a. Public Hearing:** Consider a request by Chicago SMSA Limited Partnership DBA Verizon Wireless (applicant) on behalf of the Village of Hanover Park (property owner) for a Special Use for the Village of Hanover Park Zoning Ordinance to allow installation of an additional wireless communications facility (non-village owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance to allow a second storage building that is 331 square feet, at the Morton Water Tower site, 4805 Morton Road, 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):

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Community Development Update – Village Planner Katie Bowman

10. ADJOURNMENT:



VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
SPECIAL MEETING

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

Thursday, March 22, 2012

7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called the meeting to order at 7:01 p.m.

Chairperson Wachsmuth appointed Auxiliary Member Scot Neil as a full voting member of the Commission for this meeting.

PRESENT:	Commissioners:	Arthur Berthelot, Philip McBride, Scot Neil, Patrick Watkins, Chairperson Virginia Wachsmuth
ABSENT:	Commissioners:	Robert Hain, Mark Mercier, Roy Pouse
ALSO PRESENT:		Trustee Bill Cannon, Village Planner Katie Bowman, BC John Doubek, Secretary Regina Mullen, Teska Associates' Konstantine Savoy, Residents Jim Aird and Chuck Plaia

2. PLEDGE OF ALLIEGENCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner McBride to accept the Agenda as presented, seconded by Commissioner Berthelot.

Voice Vote:

All AYES.

Motion Carried: Accept Agenda.

4. PRESENTATIONS/REPORTS:

1. Certificate of Appreciation – Jeffrey Bakes

Motion by Chairperson Wachsmuth to remove this item from the Agenda for presentation at an upcoming Village Board meeting, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Removed Item 4-1. From the Agenda.

5. APPROVAL OF MINUTES:

- 5-a. Request to Approve** the Regular Meeting Minutes of February 9, 2012

Motion by Commissioner McBride to approve Minutes, seconded by Commissioner Watkins.

Voice Votes:

All AYES.

Motions Carried: Approved the Regular Minutes of February 9, 2012.

6. ACTION ITEMS:

- 6-a. Public Hearing:** Conduct a Public Hearing to consider proposed amendments to the Village of Hanover Park Comprehensive Plan pursuant to *65 ILCS 5/11-12.7*. Such amendments will include the incorporation of a Village Center and Transit Oriented Development Plan.

Chairperson Wachsmuth entertained a Motion to Open the Public Hearing. Motion by Commissioner McBride to Open the Public Hearing, seconded by Commissioner Berthelot.

Voice Votes:

All AYES.

Motion Carried: Opened the Public Hearing.

Village Planner Bowman presented a summary of the Village Center Plan.

Chairperson Wachsmuth swore in **Konstantine Savoy** of Teska Associates, Inc., 627 Grove Street, Evanston, IL

Mr. Savoy presented the DRAFT Village Center and Transit Oriented Development Plan to the Commission for incorporation into the Village's Comprehensive Plan.

Chairperson Wachsmuth turned the meeting over to the Commission for questions.

Commissioner Berthelot – No questions.

Commissioner McBride – Confirmed a formal wetlands study would be included in a future feasibility study, and provided his corrections of the Final Draft to Village Planner Bowman.

Commissioner Watkins – No questions.

Commissioner Neil – No Questions

Chairperson Wachsmuth – Appreciated the higher density and covered parking structures in the plan. Commented on soil composites of the properties.

Commissioner McBride – Supported the use of roundabouts and unified signage throughout the plan.

Commissioner Berthelot – Questioned adequate parking and accessibility.

Chairperson Wachsmuth – Closed the Public Hearing and entertained a Motion to approve the Petitioner’s request based upon Staff’s summary.

Motion by Commissioner Watkins to approve the proposed amendments to the Village of Hanover Park Comprehensive Plan pursuant to *65 ILCS 5/11-12.7* for incorporation of a Village Center and Transit Oriented Development Plan, seconded by Commissioner Neil.

Roll Call Vote:

AYES: Commissioners: Berthelot, McBride, Neil, Watkins
Chairperson Wachsmuth

NAYS: Commissioner: None

ABSENT: Commissioners: Hain, Mercier, Pouse

Motion Carried: Approved.

TOWNHALL SESSION: None.

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 – Katie Bowman

1. Staff has ordered a “Welcome to the Commission! A Guide for New Members” as a refresher for members of this Commission and new members. Staff will continue to explore other training opportunities.
2. Our April 12, 2012 will be cancelled due to a Lack of an Agenda.
3. Offered the Commission the opportunity to attend the 3rd Annual Youth

Benefit Ball on April 12, 2012.

4. Discussed an earlier start time for Commission meetings of 6:30 p.m. (The Commission prefers their 7:00 p.m. start time.)
5. Development Updates: Westview Streetscape Project along Barrington Road; Development of the Hanover Square Shopping Center; Addressing inquiries on available properties in response to our radio ads;

10. ADJOURNMENT:

Motion by Commissioner McBride, seconded by Commissioner Berthelot.

Voice Vote:

All AYES.

Motion Carried. Meeting adjourned at 8:07 p.m.

Recorded and Transcribed by:

Regina Mullen, Secretary
this 22 day of March, 2012

Virginia Wachsmuth, Chairperson



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Katie Bowman, Village Planner

SUBJECT: **Special Use and Variance for Verizon Wireless at Morton Water Tower**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: May 10, 2012

REQUEST SUMMARY

The following request is scheduled for Development Commission review at 7:00 p.m. on May 10, 2012 in Room 214 of the Municipal Building, 2121 Lake Street:

A request by Chicago SMSA Limited Partnership DBA Verizon Wireless (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 installation of an additional wireless communications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance to allow a second storage building that is 331 square feet, at the Morton Water Tower site, 4805 Morton Road, Hanover Park, Illinois. Specifically, the following must be approved:

- Special Use from Section 110-5.4.3.f, to permit a non-village-owned facility
- Variance from Section 110-4.7.7.b, to permit a second storage building in the size of 331 square feet, which is a 181 square foot variance from the maximum 150 square foot storage building size

BACKGROUND

The subject property is located at the southeast corner of the intersection of Morton Road and Lawrence Avenue, one block east of County Farm Road and directly south of the Hawk Hollow area of the Forest Preserve District of DuPage County. A Village of Hanover Park Morton Water Tower facility and the small Tower Park are on the property. The parcel is zoned R-2 Single-Family Residential and surrounded by R-2 Single-Family Residential to the east and south, a Planned Unit Development with R-2 Single-Family and R-4 Multi-Family Residential to the west, and the Forest Preserve District to the north.

The existing Water Tower facility includes a 176 foot tall water tank, which currently has antennas from several wireless carriers located at different elevations. A 480 square foot

storage building housing equipment associated with the existing wireless antennas is located adjacent to the tower. The area is serviced by a concrete drive and walk and numerous evergreen trees, as well as a wire fence, surrounding the existing facilities. The small Tower Park includes play equipment and a half basketball court at the corner of the lot.

DISCUSSION

Verizon Wireless proposes to install approximately three sectors of antennas at a height of 70 feet on the existing water tower. To service their equipment, they propose to construct a 331 square foot storage building. Based upon feedback from Staff, the accessory structure is designed to appear similar to the existing structure, with a matching brick façade, pitched roof, and faux tinted windows. The new structure is to be accessed by a concrete walk.

The proposal requires a Special Use to permit an additional non-village-owned facility on the site (wireless telecommunications facility), as well as a Variance to permit a second storage building that is 331 square feet in area. Per Section 110-5.4.3.k of the Zoning Ordinance, non-village-owned utilities and facilities are permitted in the R-2 district with a special use permit. Per Section 110-6.6.1.m, one shed and/or storage building is permitted per lot in residential districts, not to exceed 150 square feet in area. A Variance from such requirements is requested under Section 110-4.7.7.b, Authorized Variations. Such approvals are standard for wireless facilities located on Village property throughout the village.

Verizon requests that they gain access to the site through a 15 foot wide access and utility easement from the west and serve their utilities through an 8 foot wide utility easement to the east and 10 foot wide utility easement to the south. Details related to the exact location and width of utility and access easements, as well as final tower lease terms, are being finalized with Public Works Staff. Such details are not anticipated to change the details being approved here, including storage building size and addition of new carrier to the tower, and a requirement that these legal details be worked out prior to issuance of permits is recommended as a condition of approval below.

STAFF COMMENT

The proposed structure and use are compatible with uses currently existing onsite and with permitted special uses within the R-2 Single-Family Residential District. Aside from size requirements, the proposed development meets all bulk regulations of the district. Proposed setbacks are 82 feet to the front (north), 55 feet to the corner side (west), 16 feet to the side (east), and 18 feet to the rear (south). These are well above the required 30 foot front and corner side, 10 foot rear, and 5 foot side setbacks. Coverage of the lot will be approximately 5.7%, well below the permitted 35% in the R-2 district. Access is to be provided by the existing drive aisle and no new curb cuts are proposed.

The Comprehensive Plan identifies the subject property as public property with a civic or institutional use. The proposed use is in keeping with the goals of the Comprehensive Plan. Objective 3.3.2 of the Community Facilities and Public Infrastructure Plan states that the Village should “monitor the capacity and demands of municipal services and facilities (e.g.

water, sewer, stormwater, police, fire, telecommunications, and general government) and improve or expand upon them as necessary.”

As outlined in the attached findings, Staff finds that the request meets the required findings of a special use and variance. The proposed special use is in keeping with existing uses onsite and will not bring negative impact to surrounding properties or general health and welfare. The use will require no new traffic access or utilities to the site. The site is surrounded by a limited number of residences and the structures have sufficient setback. Impact of the structure will be minimized through compatible design and landscape screening.

The variance is requested due to the unique requirements of a wireless telecommunications facility, for which the physical location has a direct impact upon the operation of such use and the ability of the business to successfully function. The applicant argues that the strict application of the requirement that only one 150 square foot storage building be permitted onsite will result in a particular hardship. Relief of this hardship will not cause substantial detriment to the surrounding properties or the character of the district.

RECOMMENDATION

Staff recommends a positive recommendation of the Special Use and Variation, subject to the following:

1. Uses are to be as generally depicted on the site plans and elevations prepared March 16, 2012 by Terra Consulting Group, Ltd.
2. No building permit shall be issued for such uses until easement areas and lease terms are finalized and approved by the Village of Hanover Park.
3. No building permit shall be issued for such uses until landscape plans to provide appropriate screening to the new building are approved by Village Planner.
4. No signs are approved as part of this request.
5. No outdoor display, sales, or storage of materials is permitted on this site.

ATTACHMENTS

Exhibit 1: Photos of Site

Exhibit 2: Site Plan and Elevations

Exhibit 3: Draft Findings of Fact

Exhibit 1 – Site Photos

Site from the front (north)

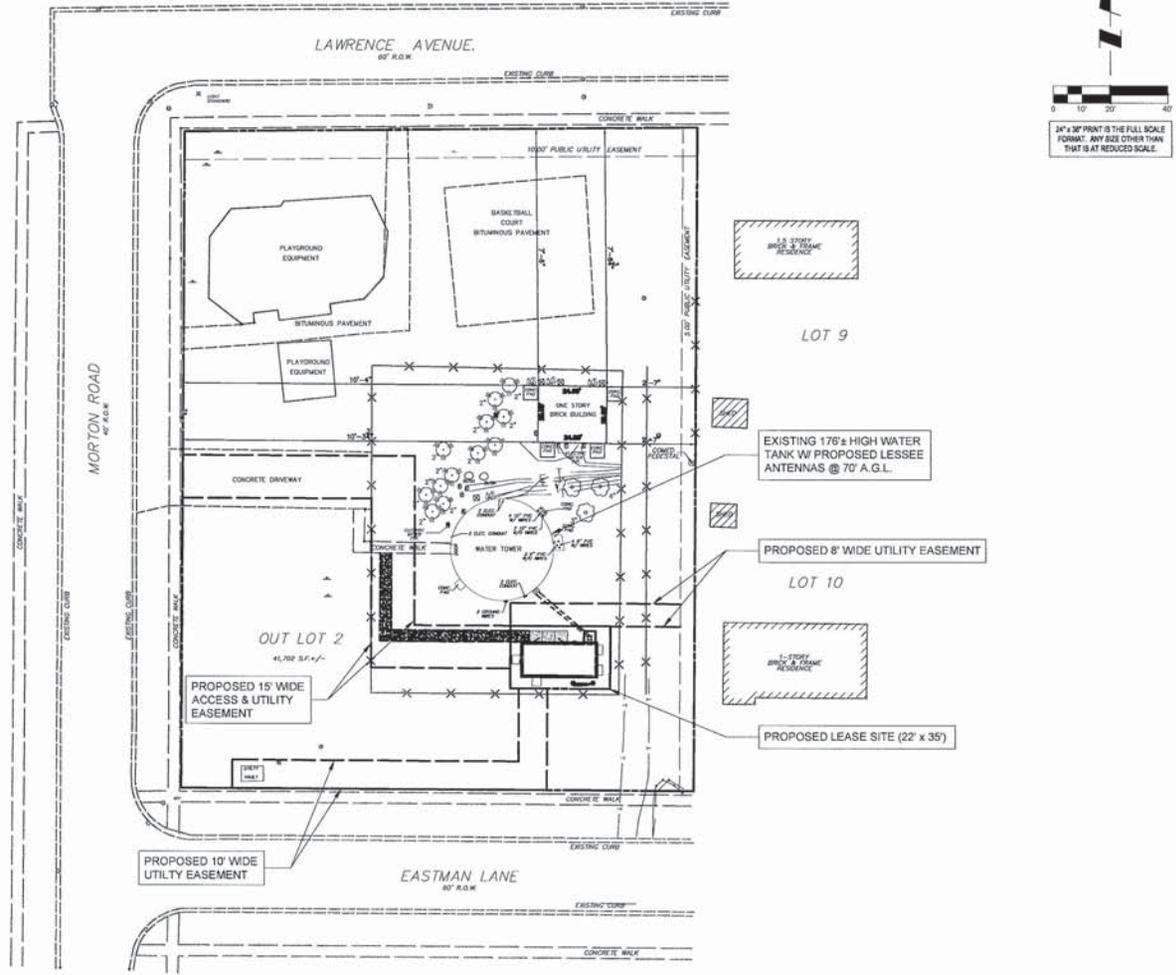


Site from the corner side (west)



Site from northwest corner





CHICAGO SMSA
 limited partnership
 db/a VERIZON WIRELESS

TERRA
 construction services, inc.
 800 Busse Highway
 PH: 847/698-6400
 Fax: 847/698-6401

NO	DATE	BY	DESCRIPTION
1	1/11/11	TJS	ISSUED FOR REVIEW
2	2/24/11	US	ISSUED FOR PERM.
3	3/15/11	JAS	REVISED PER CITY COMMENTS

LOC. #187953
 MALLARD LAKE
 4805 MORTON RD.
 HANOVER PARK, IL

DRAWN BY	JAY
CHECKED BY	TAZ
DATE	6/2/11
PROJECT #	33-527

SHEET TITLE
 LOCATION PLAN

SHEET NUMBER
LP

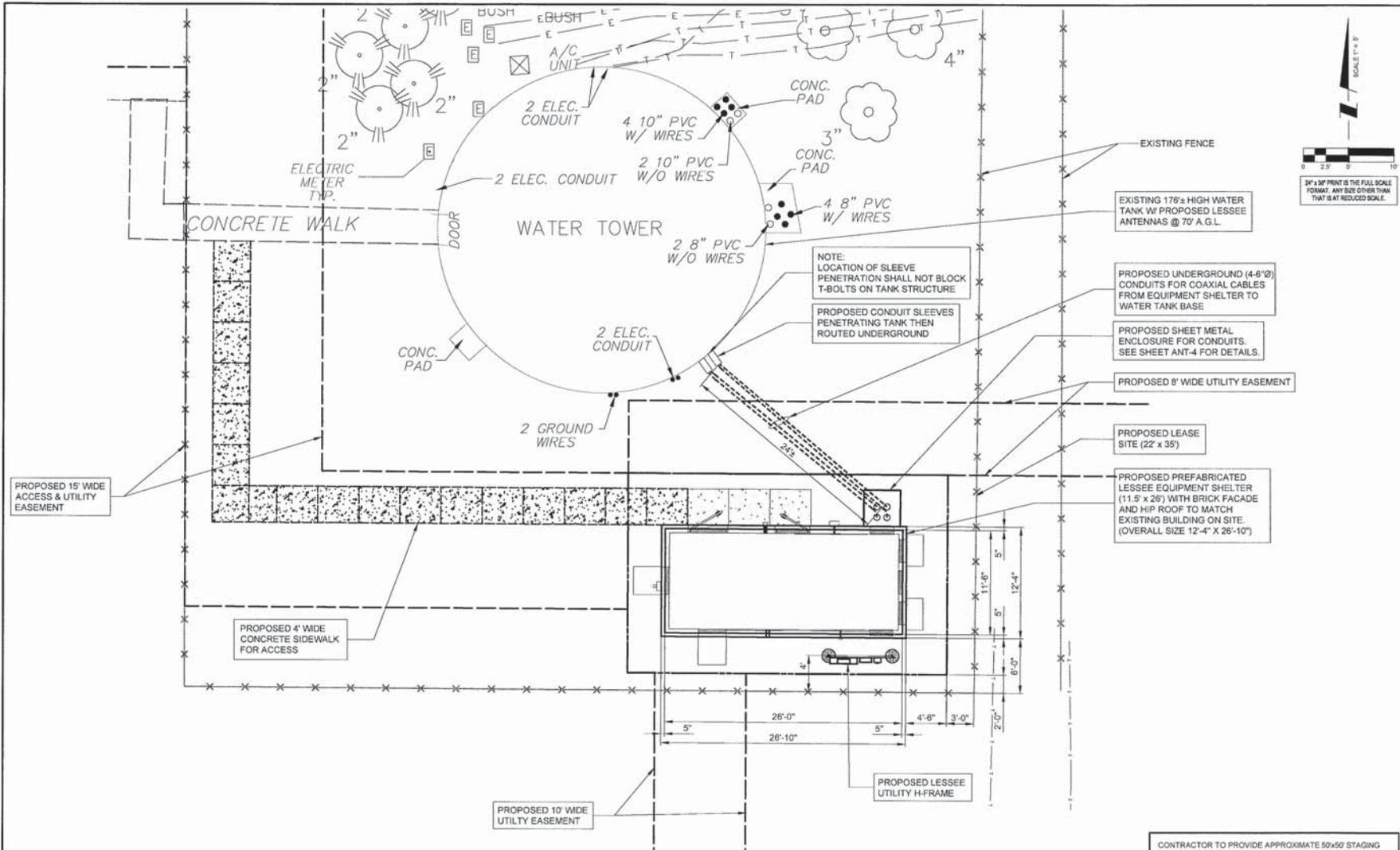
SURVEY PERFORMED BY:

 9575 W. Higgins Road
 Suite 500
 Rosemont, IL 60018
 FAX: (847) 318-9793
 TEL: (847) 318-9790
Thomson Surveying Ltd.

OPERATES 24 HOURS
 A DAY 365 DAYS A YEAR

JULIE
 ILLINOIS
 ONE CALL SYSTEM
 CALL 24/7 TOLL FREE
 1-800-892-6133
 48 HOURS BEFORE
 YOU DIG.

1 LOCATION PLAN
 SCALE: 1" = 20'



CHICAGO SMSA
 limited partnership
 db/a VERIZON WIRELESS



NO.	DATE	BY	DESCRIPTION
1	2/15/11	TJS	ISSUED FOR REVIEW
2	3/14/11	LLS	ISSUED FOR PERMITS
3	3/15/11	JAS	REVISION PER CITY COMMENTS

LOC. #187953
 MALLARD LAKE

4805 MORTON RD.
 HANOVER PARK, IL

DRAWN BY	JAY
CHECKED BY	TAZ
DATE	6/2/11
PROJECT #	33-527

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1

SURVEY PERFORMED BY:

 9575 W. Higgins Road
 Suite 550
 Rosemont, IL 60018
 FAX: (847) 318-9793
 TEL: (847) 318-9790
Thomson Surveying Ltd.

OPERATES 24 HOURS
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Julie
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 1800 882-2123
 48 HOURS BEFORE
 YOU DIG

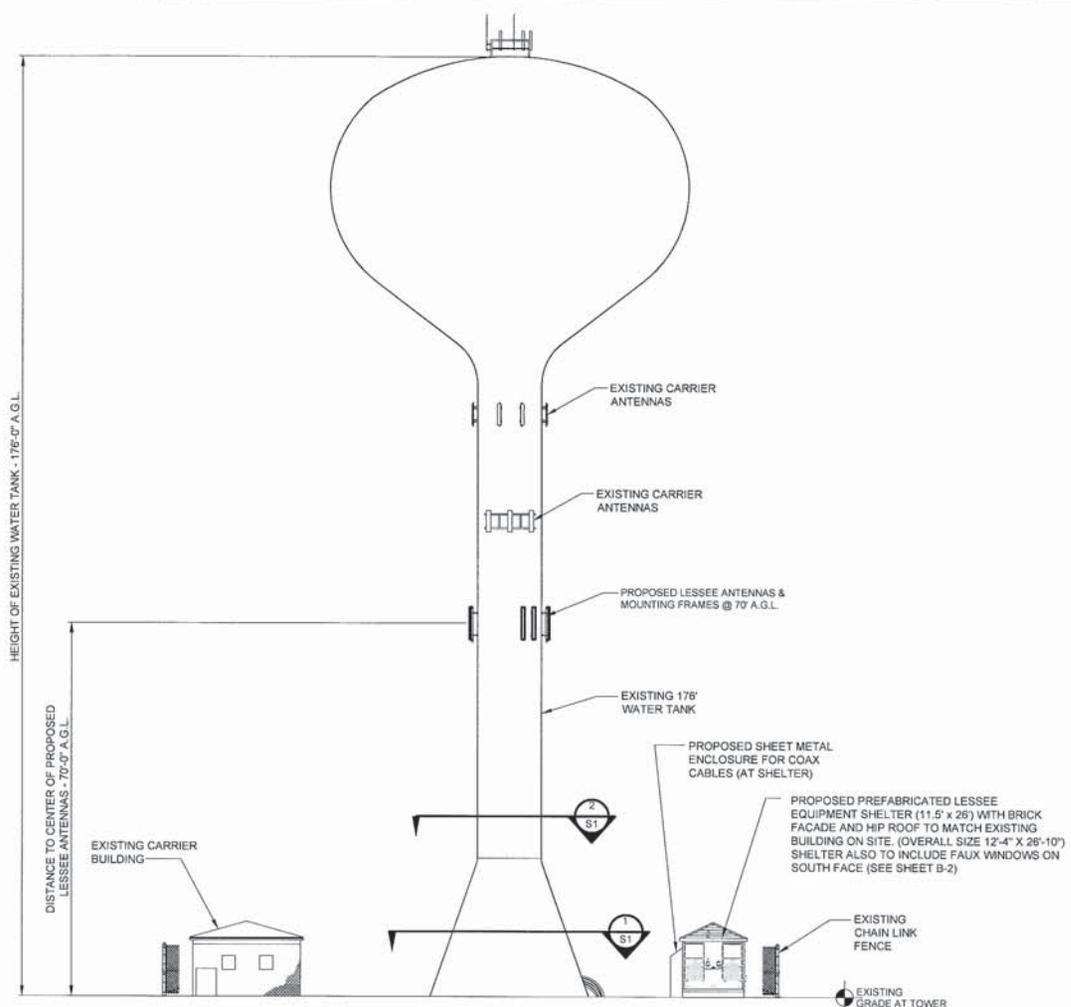
1 ENLARGED SITE PLAN
 SCALE: 1" = 5'

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 50x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3/4\"/>

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
COMMERCIAL REAL ESTATE, LTD.
800 Brass Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

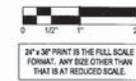
NO	DATE	BY	DESCRIPTION
1	7/15/11	TJS	ISSUED FOR REVIEW
2	8/4/11	US	ISSUED FOR FINAL
3	3/16/12	JAS	REVISED PER CITY COMMENTS

LOC. #187953
MALLARD LAKE
4805 MORTON RD.
HANOVER PARK, IL

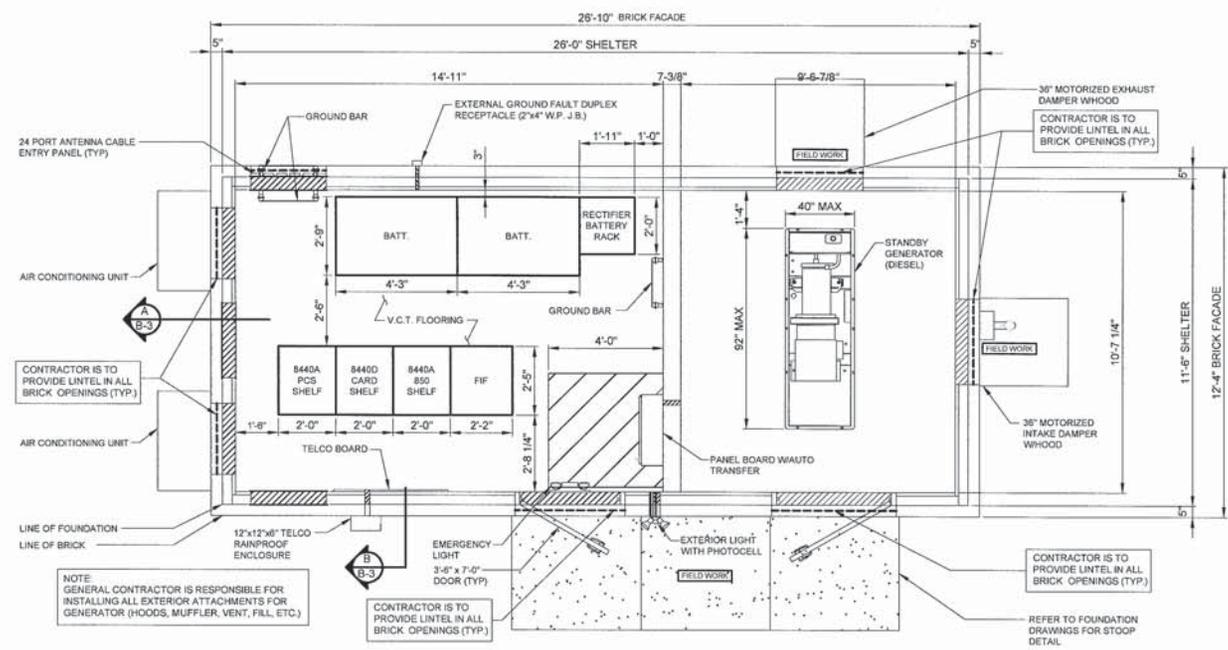
DRAWN BY: JAY
CHECKED BY: TAZ
DATE: 6/2/11
PROJECT #: 33-527

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1



3/4" x 3/8" PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.



1 FLOOR PLAN-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

VENTILATION NOTES:

- AIR CONDITIONING IS PROVIDED BY A BARD WALL MOUNTED SELF-CONTAINED ENERGY EFFICIENT COOLING SYSTEM, MODEL # WA802-AD5EX2XLS TON, 120/240 VOLT, 30 AMP, SINGLE PHASE, 37,500 BTUH COOLING CAPACITY, 10.20 SEER, 24" DIA. FAN, 2800 CFM WITH FILTER
- ELECTRIC HEAT IS PROVIDED BY 5 KW, 18,840 BTUH, 240 VOLT, SINGLE PHASE HEAT STRIP, WITHIN BARD UNIT LISTED ABOVE.

VENTILATION SCHEDULE

ROOM PURPOSE	AREA	VENTILATION				REMARKS
		NATURAL		MECHANICAL		
		ACTUAL	REQUIRED	ACTUAL	REQUIRED	
WIRELESS TELEPHONE EQUIPMENT ENCLOSURE (NON-INHABITED)	342.5 S.F.	0 CFM	0 CFM	2800 CFM	0 CFM	SEE NOTE 1.

NOTES:

- EQUIPMENT ENCLOSURE IS MANUFACTURED BY FIBREBOND CORPORATION, 1300 DAVENPORT DRIVE, MINNEN, LA, 71055. THIS SHEET IS PROVIDED AS GUIDE ONLY. REFER TO ACTUAL FIBREBOND DRAWINGS FOR FULL BUILDING PLANS.
- EPS BOARD INSULATION IS LISTED TO HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED OF 450 OR LESS WITH A MAXIMUM THICKNESS OF 2 INCHES AT 1 PCF DENSITY. POLYISOCYANURATE FOAM INSULATION HAS BEEN TESTED TO A MAXIMUM THICKNESS OF 3 INCHES AT 1.9 PCF AND HAS A FLAME SPREAD OF 25 AND A SMOKE PRODUCT OF 395.
- INTERIOR PANELING IS LISTED TO HAVE A FLAMESPREAD OF 200 OR LESS.
- THIS ENCLOSURE IS CLASSIFIED AS USE GROUP B, TYPE 5B CONSTRUCTION, PER 1999 BOCA AND IS IN COMPLIANCE WITH 1999 BOCA BUILDING CODE, 1995 INTERNATIONAL MECHANICAL CODE, 2002 NEC AND ILLINOIS ASHRAE 90.1.
- DESIGN CRITERIA
WIND LOAD = 125 MPH FLOOR DEAD LOAD = 35 PSF
ROOF LIVE LOAD = 100 PSF WALL DEAD LOAD = 35 PSF
FLOOR LIVE LOAD = 135 PSF SNOW LOAD = 40 PSF
ROOF DEAD LOAD = 45 PSF SEISMIC EXPOSURE GROUP = III
- $E_c = 5600 \text{ PSI @ 28 DAYS (EQUIPMENT ENCLOSURE)}$
- ENCLOSURE AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.

CHICAGO SMSA
limited partnership
dba/ Verizon WIRELESS



NO.	DATE	BY	DESCRIPTION
1	7/15/11	TJS	ISSUED FOR REVIEW
2	8/11/11	US	ISSUED FOR FINAL
3	3/1/12	JMS	REVIEW FOR CITY COMMENTS

LOC. #187953
MALLARD LAKE

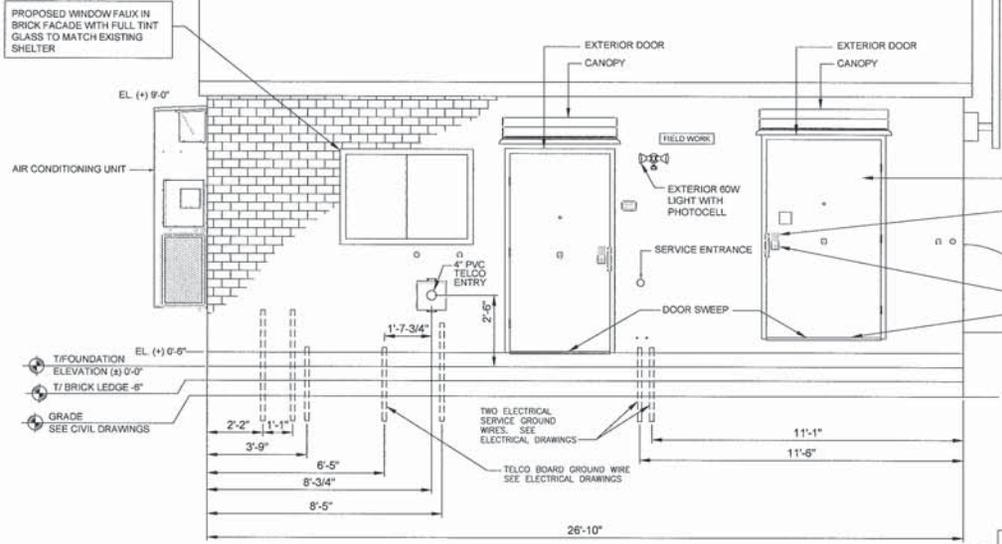
4805 MORTON RD.
HAWORTH PARK, IL

DRAWN BY:	JAY
CHECKED BY:	TAZ
DATE:	6/2/11
PROJECT #:	33-527

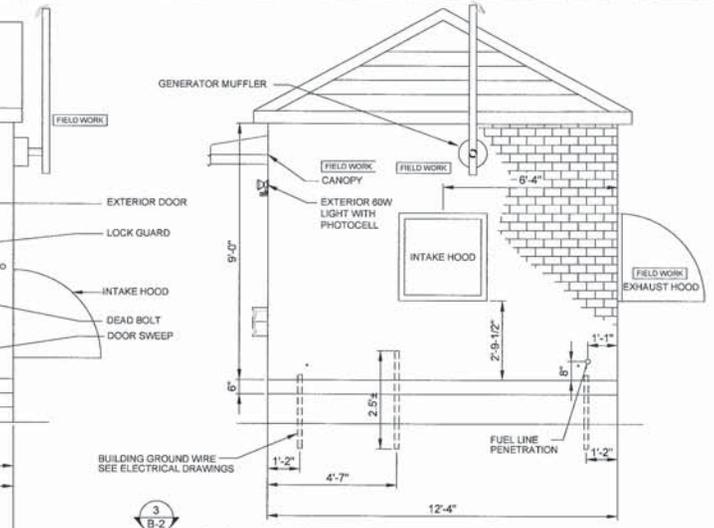
SHEET TITLE:
EQUIPMENT ENCLOSURE PLAN

SHEET NUMBER

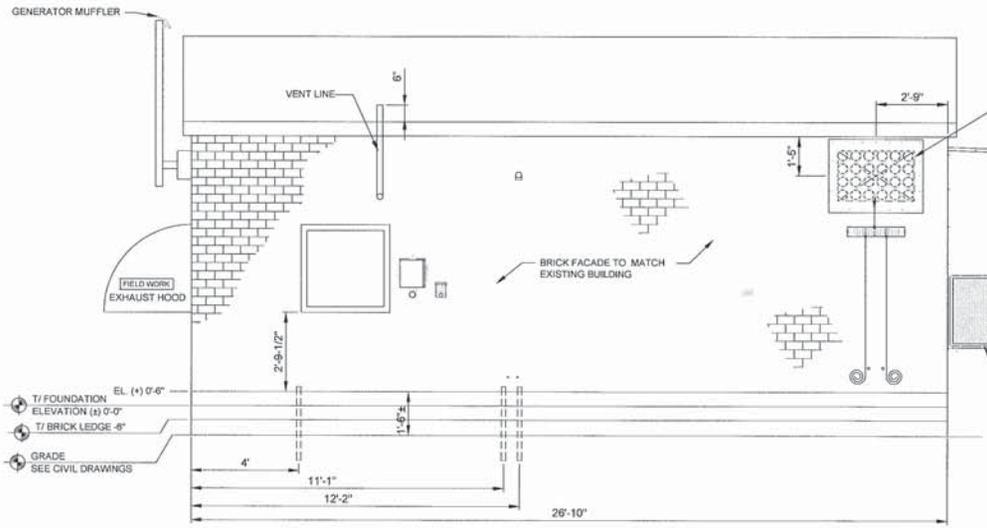
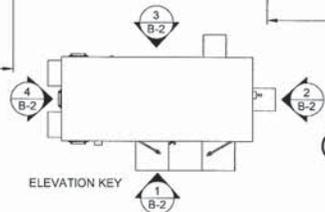
B-1



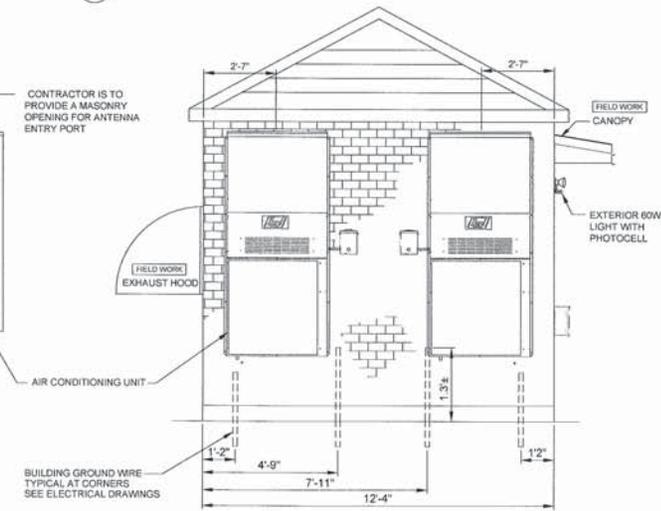
1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA CONSULTING GROUP, LTD.
800 Brass Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

NO.	DATE	BY	DESCRIPTION
1	7/10/11	TJB	ISSUED FOR REVIEW
2	8/14/11	US	REVISED FOR FINAL
3	8/10/12	JAS	REVISED PER CITY COMMENTS

LOC. #187953
MALLARD LAKE
4805 MORTON RD.
HANOVER PARK, IL

DRAWN BY: JAY
CHECKED BY: TAZ
DATE: 6/2/11
PROJECT #: 33-527

SHEET TITLE
EQUIPMENT ENCLOSURE ELEVATIONS

SHEET NUMBER

B-2

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
4805 MORTON ROAD
SPECIAL USE

I. Subject

Consideration of a request by Chicago SMSA Limited Partnership DBA Verizon Wireless (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 installation of an additional wireless communications facility (non-village-owned facility) at 4805 Morton Road, specifically:

- Special Use from Section 110-5.4.3.f, to permit a non-village-owned facility

II. Findings

On May 10, 2012 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the special use amendment. ____ objectors appeared and no 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 negatively impact the public health, safety or welfare of the community.

B. Surrounding Property Use and Value

The proposed development will not negatively impact the use or value of other property in the immediate vicinity. A majority of the surrounding properties are developed and have compatible residential or public open space uses.

C. Conformance with Comprehensive Plan

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The Comprehensive Plan designates this parcel for public civic and institutional uses and calls for Village support of telecommunications facilities.

D. Development and Improvement of Surrounding Property

The proposed development will not impede the normal and orderly development and improvement of surrounding property. No alterations to access to the property are proposed. All adjacent parcels have either already been developed or are to undeveloped public open space.

E. Utilities, Access Roads, and Drainage

All utilities are to be installed in accordance with subdivision and engineering regulations. Existing access roads will be utilized. Access roads have been designed to provide safe and efficient on-site traffic flow.

F. Ingress and Egress to Public Streets

Ingress and egress to the site is provided from a curb cut along Morton Road, allowing full access.

G. Conformance with Zoning Restrictions

The property is zoned R-2 Single Family Residential. The petitioner is requesting approval of a special use to allow for a non-village-owned facility (wireless telecommunications facility), as permitted by Section 110-5.4.3.f. The proposed use complies with all other applicable zoning regulations.

H. Minimization of Adverse Effects

The site plan has been designed to minimize potential adverse impacts to surrounding properties. Surrounding residential and public open space uses are compatible with the proposed non-village-owned facility special use and will not experience any adverse impact.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses are to be as generally depicted on the site plans and elevations prepared March 16, 2012 by Terra Consulting Group, Ltd.
2. No building permit shall be issued for such uses until easement areas and lease terms are finalized and approved by the Village of Hanover Park.
3. No building permit shall be issued for such uses until landscape plans to provide appropriate screening to the new building are approved by Village Planner.
4. No signs are approved as part of this request.
5. No outdoor display, sales, or storage of materials is permitted on this site.

DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
4805 MORTON DRIVE
ACCESSORY STRUCTURE VARIATION

I. Subject

Consideration of a request by Chicago SMSA Limited Partnership DBA Verizon Wireless (applicant) on behalf of the Village of Hanover Park (property owner) for a Variance from the Village of Hanover Park Zoning Ordinance to allow a second storage building that is 331 square feet, at 4805 Morton Road, specifically:

- Variance from Section 110-4.7.7.b, to permit a second storage building, which is a 181 square foot variance from the maximum 150 square foot accessory structure size

II. Findings

On May 10, 2012, after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the variance. ___ objectors appeared and no written objections were filed.

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

A. Unique Circumstances

The unique circumstances related to the Applicants proposed request are:

1. A wireless telecommunications facility is a unique use in which the physical location has a direct impact upon the operation of such use and the ability of the business to successfully function.
2. Associated equipment are required to service such use, which per Village guidelines are to be enclosed in an appropriate storage building.

B. Essential Character

Approval of the variance request will not alter the essential character of the locality and is consistent with the Comprehensive Plan. The surrounding properties to the east and south are zoned R-2 Single-Family Residential. To the west properties are zoned Planned Unit Development with R-2 Single-Family and R-4 Multi-Family Residential. To the north, the property is not located within the Village and owned by the Forest Preserve District of DuPage County and utilized as public open space. The proposed use will be sufficiently setback from surrounding properties and screened by landscaping. The Comprehensive Plan designates this property for public civic and institutional use.

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 variation is not based upon a desire to extend sufficient service to the requestor's wireless customers and not exclusively upon a desire to receive a greater economic return.

4. Cause of Hardship

Due to the nature of their business, wireless carriers must locate equipment in particular areas in order to provide sufficient wireless service in these areas. After careful consideration, the property has been determined to be the most appropriate for the equipment.

5. Public Welfare

Granting the requested variation will not be detrimental to the public welfare or unduly 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 within the general area.

III. Recommendations

Accordingly, by a vote of ___ to ___, the Development Commission recommends approval of the request, subject to the following conditions:

1. Uses are to be as generally depicted on the site plans and elevations prepared March 16, 2012 by Terra Consulting Group, Ltd.
2. No building permit shall be issued for such uses until easement areas and lease terms are finalized and approved by the Village of Hanover Park.
3. No building permit shall be issued for such uses until landscape plans to provide appropriate screening to the new building are approved by Village Planner.
4. No signs are approved as part of this request.
5. No outdoor display, sales, or storage of materials is permitted on this site.