



**VILLAGE OF HANOVER PARK
SPECIAL MEETING
DEVELOPMENT COMMISSION
WORKSHOP**

**Municipal Building, Room 214
2121 Lake Street
Hanover Park, IL 60133**

**Thursday, January 12, 2012
6:00 p.m.**

MINUTES

1. CALL TO ORDER - ROLL CALL

Chairman Bakes called the meeting to order at 6:05 p.m.

PRESENT: Commissioners: Chairman Jeff Bakes, Vice Chairman Philip
McBride, Arthur Berthelot, Robert Hain,
Scot Neil, Virginia Wachsmuth

ABSENT: Commissioners: Mark Mercier, Roy Pouse, Patrick Watkins
ALSO PRESENT: Village Board Liaison Trustee Ed Zimel,
Jr., Director Patrick Grill, Fire Battalion
Chief Doubek, Village Planner Katie
Bowman

2. ACCEPTANCE OF AGENDA:

At the direction of Chairman Bakes, Acceptance of Agenda is not needed to conduct a Workshop.

3. DISCUSSION TOPIC:

3a. "D" Plates – Village Planner Katie Bowman introduced the discussion on the regulation of the parking of commercial vehicles in residential districts, specifically those with "D" class license plates (D Plates). Vehicles with a weight of 8,001 – 12,000 pounds have a "D" license classification. Under current regulations, such vehicles are prohibited to park or be stored in residential districts, except when making a delivery or performing work. She shared information collected on similar regulations in surrounding communities and photos taken of existing "B" and "D" plate vehicles in the Village.

Chairman Bakes discussed the history of the current commercial vehicle parking regulations, noting that the current regulations based upon the D Plate designation were established as a clear and simple means of regulating commercial parking. He noted that the regulations were further discussed and affirmed by the Development Commission during their extensive review of the Comprehensive Plan. He also noted that the Village roads and many driveways are not designed to carry commercial vehicles over 10,000 pounds in weight. He opened the meeting up for discussion by Commissioners and Trustess, who shared the following:

Trustee Konstanzer made a presentation, sharing her research and photos related to existing “B” and “D” plate vehicles in the Village and the related regulations in surrounding communities. She points out how many vehicles with a D Plate have a positive appearance, while many commercial vehicles of a lesser classification (generally “B” class trucks) may have a poor appearance, with uncontained materials and ladders. She states that residents who utilize D Plate trucks for their employment should be able to park such vehicles at their home. She notes that various municipalities successfully permit and regulate D Plates. She recommends that the Village permit D Plates in a controlled manner, recommending they be regulated through the issuance of permits or variance based upon evaluation criteria. She does not find that the addition of weight brought by vehicles with D Plates will do significantly more damage than is already being caused by delivery and work trucks already travelling on Village streets.

Commissioner Berthelot notes that the goal of commercial vehicle regulations should be to maintain a clean appearance in the Village. He recommends that, due to the discrepancies in weight and form evidenced in discussion and photos, commercial vehicles be regulated based upon size and operation rather than vehicle class. Such regulation would address the problem of unkempt or oversized commercial vehicles, while allowing responsible working people to operate their vehicles from their home. He finds the permittance of D Plates to be acceptable and is not overly concerned with the fact that some D Plates may have a weight above that permitted on the streets, noting that most D Plates within the Village are likely below 10,000 pounds.

Commissioner Wachsmuth recommends that regulations of commercial vehicles be simple and reasonable. She points out portions of surrounding communities’ regulations that could be utilized, including the regulation of vehicles by size rather than class, requirement that stored material be contained in a permanent cover (not tarp), and requirement that commercial vehicles be owned or operated by the owner or tenant of the residence.

Commissioner Hain requests that the Commission identify the goals of commercial vehicle regulation, which he finds to be maintenance of an aesthetic 'curb appeal'. He recommends that the Commission discuss specific characteristics of commercial vehicles that they would like to regulate, such as the storage of ladders and display of advertising, and encourages strong code enforcement within the Village in order to maintain high quality neighborhoods.

Commissioner Neil states that he finds the parking of work trucks that are clean and contain storage materials to be acceptable. He would not like to restrict the livelihood of working persons.

Commissioner McBride does not find that current regulations should be changed. He recommends that the Commission consider the impact of regulations on all persons and be careful that they do not bring about unintended consequences. He finds that regulations should be able to be clearly enforced, noting that height regulations may not be. He notes that the current regulations based upon D Plates were established because they are clear, rational, and easily enforceable. He evaluates the small proportion of residents that have received tickets and the cost of such tickets and questions whether there is a problem with the current regulations.

Trustee Zimel notes that the weight of D Plate commercial vehicles on Village streets needs to be considered, noting that D Plate vehicles may be up to 12,000 pounds, while residential streets in the Village generally have a maximum weight of 10,000 pounds. He also notes that the Development Commission has considered the issue in the past and recommended that D Plate vehicles not be permitted to park in residential districts.

Chairman Bakes states that he may find the regulation of D Plates through the variance process to be acceptable, but questions the criteria that such variance will be based upon and what would constitute a hardship for the variance. Recommends that if regulations change, that they apply to all vehicles, not just those with D Plates.

Community Development Director Grill notes that the discussion has been focused on two separate aspects, being the regulation of aesthetics and D Plate classification. He notes that no regulation will benefit all residents and that the Commissioners should consider who will be hurt the worst from existing or proposed regulations. He recommends that the Commissioners continue to consider the topic and propose acceptable regulation parameters at the next meeting. He notes that staff will investigate past D Plate tickets and gather

additional information, as available.

The majority of Development Commissioners were open to a text amendment to permit D Plates within certain parameters.

3b. Development Update – None provided at this meeting.

4. ADJOURNMENT:

Meeting adjourned at 8:35 p.m.

Recorded and transcribed by:



Katie Bowman
Village Planner

On this 12th day of January, 2012.


Chairman Jeffrey Bakes