

**Village of Hanover Park**

Municipal Building  
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Hanover Park, Illinois  
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**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
MEETING**

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

**Thursday, July 12, 2012**

**7:00 p.m.**

**MINUTES**

**1. CALL TO ORDER: ROLL CALL**

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

<b>PRESENT:</b>	Commissioners:	Arthur Berthelot, Mark Mercier, Scot Neil, Chuck Plaia, Gary Rasmussen, Patrick Watkins, Chairperson Virginia Wachsmuth
<b>ABSENT:</b>	Commissioners:	Robert Hain
<b>ALSO PRESENT:</b>		Auxiliary Member James Aird, Mayor Rod Craig, Village Planner Katie Bowman, BC John Doubek, Secretary Regina Mullen; Planning Intern Brian Hacker, Nypro Program Manager Robert Wszolek

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

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

Voice Vote:

All AYES.

**Motion Carried:** Agenda Accepted.

**4. PRESENTATIONS/REPORTS:**

**Mayor Craig** addressed the Commission thanking them for their years of service. The Mayor requested the Commission recommend a Vice-Chair for this Committee to forward to the Village Board for their consideration.

**5. APPROVAL OF MINUTES:**

**5-a. Request to Approve** the Regular Meeting Minutes of May 10, 2012.

Motion by Commissioner Mercier to approve Minutes, seconded by Commissioner Berthelot.

Voice Votes:

All AYES.

**Motions Carried:** Approved the Regular Minutes of May 10, 2012.

**6. ACTION ITEMS:**

**6-a. Public Hearing:** Consider a request by Robert Wszolek of Nypro Inc. (applicant), on behalf of Industrial Developments International (property owner), for a Variation from the Village of Hanover Park Zoning Ordinance of 18'7" from the maximum allowed accessory structure height of 15' for the construction of two storage silos; and a request to allow a Variation from the Village of Hanover Park Zoning Ordinance of 11'8" from the maximum allowed accessory structure height of 15' for the construction of an evaporation tower on the subject property at 6325 Muirfield Drive.

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

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing Opened.

**Village Planner Bowman** stated a Notice of the Public Hearing was posted in the *Daily Herald* on June 26, 2012 and Return Receipt Requests were received from the applicant. A summary of the case was presented along with site photos. Impact of the additional silos will be minimal and are in keeping with the existing buildings. This request is consistent with the High-Cube district permitting light to medium industrial uses in promoting desirable economic activities.

**Chairperson Wachsmuth** – Requests the Petitioner step up to the podium. Petitioner Robert Wszolek of Nypro, Inc. is sworn in.

**Petitioner Wszolek**– Nypro produces plastic parts and, because the business is expanding, they are requesting this variance.

**Chairperson Wachsmuth** – Offered the Commission and members of the audience an opportunity to speak. Commissioners had no questions and there were no speakers signed up to speak.

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

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing Closed.

**Village Planner Bowman** presented the Draft Findings of Fact.

**Chairperson Wachsmuth** entertained a motion to Approve the Draft Findings of Fact. Motion by Commissioner Mercier to approve the Draft Findings of Fact, seconded by Commissioner Berthelot.

Voice Votes:

All AYES.

**Motion Carried:** Approved Draft Findings of Fact.

**Chairperson Wachsmuth** entertained a motion to approve the Petitioners request. Motion by Commissioner Neil by approve Petitioner’s request, seconded by Commissioner Plaia.

**Roll Call Vote:**

AYES:	Commissioners:	Berthelot, Mercier, Neil, Plaia, Rasmussen, Watkins, Chairperson Wachsmuth
NAYS:	Commissioner:	None
ABSENT:	Commissioners:	Hain

**Motion Carried:** Approved the Variance and requests this item be presented to the Village Board for consideration at the August 2, 2012 meeting.

**6-b.Public Hearing:** Consider a request by the President and Board of Trustees of the Village of Hanover Park for a public hearing on a text amendment referred to the Development Commission by the Village Board, which amendment to the Zoning Ordinance, Sections 110-6.2.4.a, would amend regulations related to the parking of commercial vehicles in residentially zoned districts.

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

Voice Votes:  
All AYES.

**Motion Carried:** Public Hearing Opened.

**Chairperson Wachsmuth** – Noted no one in the audience and no one signed up to speak on this item.

**Village Planner Bowman** stated a Notice of the Public Hearing was posted in the *Daily Herald* on June 26, 2012. A summary of the case was presented to the Commission stating that at their June 21, 2012 meeting the Village Board agreed upon a draft ordinance amending regulations for the parking of commercial vehicles in residential districts. In conformance with the processes in place, the Village Board referred this matter to the Development Commission for comments and recommendations.

**Chairperson Wachsmuth** – Opened up the discussion by making the following recommendations:

1. Section 6.2.4 a., of the Draft Ordinance, is confusing to the reader. First sentence should read “Parking of commercial vehicles in residential districts is not permitted, except under the conditions stated in Items (1) – (5).”
2. Item (2) Change 8’6” to 9’ - “cargo and vehicle shall together not exceed nine feet (9’) in height as measured from the surface at ground level nearest the vehicle. (The Village of Schaumburg is using 9’ and some of the new vehicles like sprinter trucks are a little higher.)
3. Item (3) relating to the use of tarps - Chairman Wachsmuth is concerned about the aesthetics and recommended changing the text of Item (3) to read “parked in a residential district, shall be completely concealed from view by a commercial grade manufactured bed cap, or permanent original equipment (OE) grade enclosure or fitted tarp secured to the body of the vehicle. The following types of materials are prohibited: plywood or homemade material used as bed risers or height extenders. ~~and tarps or cloth enclosures.~~
4. Item (5) Add limo to “unlawful for any person to park a public passenger

vehicle, other than a taxicab or limo,

**Chairman Wachsmuth** turned the meeting over to the Commission for questions.

**Commissioner Neil** – Agrees with suggested changes and further suggested “manufactured covered” language versus “tarp.” The language in Item (3) should read “fitted manufactured cover secured to the body of the vehicle.”

**Commissioner Berthelot** – Requested clarification of the term “dovetail.” Commissioner Mercier Googled this term. A “dovetail” is a short extension beyond the back of a truck beyond which there is a much longer ramp. Also, what is a “bed lift?” Planning Intern Hacker Googled this term. The Google results were shared with the Commission and clarified these terms.

Item (1) bed lift is ok if concealed.

Item (4) “and be owned or under the control or possession”.

**Commissioner Plaia** – Questioned the use of plywood, but is comfortable with the suggested language of “fitted manufactured cover secured to the body of the vehicle.”

**Commissioner Rasmussen** – In agreement with suggested changes to the language.

**Commissioner Watkins** – In agreement with suggested changes to the language. Concerned over the use of “limo” as it cannot be parked over the sidewalk.

**Commissioner Mercier** – Item (4) Remove “owner” from the language and leave it at occupants of the residence.

**Commissioner Mercier** believes this is a remedy looking for a problem. The statistics presented for 2011 showed only 32 tickets issued, with 7 getting multiple tickets. That means there were 25 who dealt with the problem. The trend shows the current ratio down. That is less than 1/10 of 1% of the Village population. This is not a big problem. This is going to be a challenge to put in place for those conducting the inspections.

For those who do have a problem with this, they still have the ability to come to us and state their hardship. I’m still of the opinion that we should not do anything.

**Commissioner Berthelot** – In response to Commissioner Mercier’s comment,

Commissioner Berthelot wants our residents to be able to work from their homes. He knows that there are people who work service and are 24-7 emergency guys who have good looking trucks but, by this ordinance, they get tagged for \$15. If I got tagged \$15 for my truck sitting on my driveway I would be ticked.

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

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing Closed.

**Village Planner Bowman** – Presented the Draft of Findings and stated that it is in conformance with the Comprehensive Plan promoting the vision of the Village, it is in the public interest, it is necessary in order to address certain vagaries that exist in the current Zoning Ordinance, and it will regulate the parking of all types of commercial vehicles in all types of residential districts.

**Chairperson Wachsmuth** – entertained a motion to approve the Draft Findings of Fact.

Motion by Commissioner Plaia to approve the Draft Findings of Fact, seconded by Commissioner Neil.

Voice Votes:

All AYES.

**Motion Carried:** Approved Draft Findings of Fact.

**Chairperson Wachsmuth** – entertained a motion to approve the Text Amendment to the Zoning Ordinance amending regulations related to the parking of commercial vehicles in residentially zoned districts with this Commission's recommended changes.

Motion by Commissioner Plaia to approve the Text Amendment with recommended changes, seconded by Commissioner Neil.

**Roll Call Vote:**

AYES:	Commissioners:	Berthelot, Neil, Plaia, Rasmussen, Watkins, Chairperson Wachsmuth
NAYS:	Commissioner:	Mercier
ABSENT:	Commissioners:	Hain

**Motion Carried:** Approved the Text Amendment, with recommended changes,

to the Zoning Ordinance and requested this item be presented to the Village Board for consideration.

**8. OLD BUSINESS (NON-ACTION ITEMS):** None.

**9. NEW BUSINESS (NON-ACTION ITEMS):** None

**9-a. Community Development Update**

**Commissioner Berthelot** requested a review of the Fencing Code where the fences would be joined together on properties, tying the fences together.

**Chairperson Wachsmuth** requests staff refer this matter to the Village Board for direction to this Commission.

**Village Planner Bowman**

1. Urbana-Champaign 2012 APA Illinois Chapter State Conference – Commissioners were provided information on upcoming training as the role of planning commissioner. This conference will be held in September and there are monies in the budget. Additional details will be shared with this Commission as available. Commissioners should check on their availability and desire to attend. There is also the option of providing training as a group and that can be explored by staff upon direction of the Commission.
2. The Village has hired Ann Marie Hess as Chief of Inspectional Services. Ms. Hess will be attending future Commission meetings. Her start date is July 23, 2012. Also, introduced was the Village Planning Intern Brian Hacker. Mr. Hacker will be managing future Development Commission case reports and presentations.
3. The Village Board has appointed a new Village Manager. Juliana Maller will begin her employment with the Village on August 20, 2012. Ms. Maller comes from the Village of Park Ridge and has a strong background in Economic Development.
4. Irving Park Road Corridor Study – All Commissioners are invited to attend an upcoming Reception on August 1 at 5:30 p.m. to be held at Parkwood Elementary School.
5. Staff is working on establishing a Tif 5 District centering on the Old Menards and surrounding area. A Public Hearing will be held at the October 18, 2012 Village Board meeting.

**Chairperson Wachsmuth** – Requested the Commission present a Vice-Chair to the Village Board for their consideration. Following a brief discussion, the Commission requests the Village Board consider Commissioner Mark Mercier for this position.

**10. ADJOURNMENT:**

Motion by Commissioner Mercier, seconded by Commissioner Neil.

Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 8:20 p.m.

**Recorded and Transcribed by:**



**Regina Mullen, Secretary**  
this 12 day of July, 2012

  
**Virginia Wachsmuth, Chairperson**