



**VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
MEETING**

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

Thursday, August 30, 2012

7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called the meeting to order at 7:02 p.m. and appointed Auxiliary Member James Aird as a full voting member of the Commission for this meeting.

PRESENT: Commissioners: Jim Aird, Arthur Berthelot, Mark Mercier, Scot Neil, Chuck Plaia, Gary Rasmussen, Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins
ALSO PRESENT: Auxiliary Member Robert Hain, Village Planner Katie Bowman, Inspectional Services Chief Ann Marie Hess, Secretary Regina Mullen; Planning Intern Brian Hacker, Petitioner Todd Mosher of Atwell, LLC, Residents/Petitioners Delmer and Yvonne Neel

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:** None.

5. **APPROVAL OF MINUTES:** None.

6. **ACTION ITEMS:**

6-a. **Public Hearing:** Consider a request by Todd Mosher of Atwell LLC (applicant) on behalf of Menard, Inc., (property owner) for the following approval of a Special Use from the Village of Hanover Park Zoning Ordinance to allow a Motor Vehicle Service Shop in a B-2 Zoning District; a Variation from the Village of Hanover Park Zoning Ordinance for a fifteen foot (15') reduction of the required twenty five foot (25') front yard setback; and a Variation from the Village of Hanover Park zoning Ordinance to increase the maximum permitted lot coverage of 75% to 78% to permit the construction of a one-story commercial building on Lot 5 of the Menard's Subdivision on Irving Park Road, Hanover Park, Illinois.

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, August 10, 2012 and Return Receipt Requests were received from the applicant. A summary of the case was presented along with site photos. This area encompasses many auto uses (approximately 10), and reference was given to the recent Irving Park Road Corridor Study which recommended a need for more diverse uses in this area to expand the economic base.

Chairperson Wachsmuth – Requested Petitioner Todd Mosher of Atwell LLC, 1245 East Diehl Road, Naperville, IL step up to the podium to be sworn in.

Petitioner Mosher– Summarized a request from Atwell LLC for a Special Use and Zoning Variation to construct a Discount Tire retail and service outlet. This business is privately owned with well over 800 stores across the United States. They are devoted solely to the sale of wheels and tires. There is no service work performed on any vehicles such as oil changes, alignments, mufflers, body repairs. Vehicle service is limited strictly to installing and servicing wheels and tires. Hours of operation are 8:00 a.m. – 6:00 p.m. six days a week. They are closed on Sundays. The building is approximately 7,000 sq. ft. with six installation bays and a front showroom area. This building is approximately 26 sq. ft. in height and constructed of all masonry.

There is no exterior storage. Their policy does not allow overnight parking of vehicles. Mr. Mosher referred to the unusual lot line configuration of this outlot that includes a portion of common entry drives and this it puts them slightly over 78% of lot coverage.

Mr. Mosher stated their request for 40 spacing spaces is due to the need of adequate employee parking (7 full time employees and roughly 8-10 part time employees there at one time). With approximately 15 spaces for employee parking, 25 spaces remain for customer parking. If they are doing a good business, they can turn cars every 15-17 minutes within those six bays, and that doesn't include the customers who come by to get an estimate, tire check, etc.

Chairperson Wachsmuth requested members of the audience who would like to speak on this topic step up to the podium. (None.)

The meeting is turned over to Commissioners for questions.

Commissioner Rasmussen – No questions.

Commissioner Neil – Questioned the storage of tires inside the building.

Petitioner Mosher – New tires will be stored in the mezzanine and old tires are stored in a designated room. Discount Tires has a separate recycling and delivery company. Deliveries are arrive once a week.

Commissioner Berthelot – Referred to the Irving Park Road Corridor Study's indication that the area has too much retail and not enough of something else. Noted that Irving Park is a hodge podge of too much retail and questioned the amount of research done by Discount Tire and their choice of location. He questioned the designated storage of tires within the building.

Petitioner Mosher – Stated Discount Tire has never closed a store. The company has a strong history of site location designation. Discount Tire stated the diameter of the water line they require for their fire suppression system is an 8" diameter. They will build in line with the Village Building Codes.

Commissioner Plaia – No questions.

Commissioner Mercier – Questioned Discount Tire building configurations. Would it be financially viable to put in a smaller configuration in Hanover Park? Commissioner Mercier felt the piece of land is too small for the size of the building, and he is sensitive to the diversity of the businesses in the area and further stated that Just Tires is exactly across the street.

Petitioner Mosher – Stated their primary footprint and the majority of their stores are a six bay. Just Tires does full service including oil changes, transmissions, etc. Discount Tire would be the only business in Hanover Park that really does “just tires.”

Chairperson Wachsmuth – Questioned the need for this type of auto related business in this area with most of them selling tires. Referred to the Village Comprehensive Plan calling for diversity. Concerned about the impact on existing businesses and the Irving Park Road Corridor study findings of too many auto related retail businesses in this specific area and flooding concerns.

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

Voice Votes:

All AYES.

Motion Carried: Public Hearing Closed.

Chairperson Wachsmuth - requested Planner Bowman present the Draft Findings of Fact and questioned the Commission on the need for amendments which included retail diversity, financial impact of current businesses and Irving Park Road Corridor Study findings.

Village Planner Bowman presented the Draft Findings of Fact for the Special Use and stated how the Commission votes on the Special Use will impact the Variance.

Stated that this Commission should consider the required standards of review for a special use when making their findings of fact and determining their recommendation.

The standards of review generally address:

1. Whether the use is appropriate at a particular location
2. Whether the use has an undue impact upon neighboring properties and the Village as a whole and whether those impacts may be mitigated
3. Whether the use supports the goals and policies of the Comprehensive and other plans of the Village

Based upon these considerations, the Commission recommended several changes to the Draft Findings of Fact related to B. Surrounding Use and Property Value, C. Conformance with Comprehensive Plan, and D. Development and Improvement of Surrounding Property. Planner Bowman summarized their recommended changes, which were then incorporated into the 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.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Fact – Special Use and requests this item be presented to the Village Board for consideration.

Commissioner Berthelot – Has a concern over the findings of the Irving Park Road Corridor regarding too much retail.

Commissioner Aird – If the Petitioner’s request is approved, what is the impact on existing auto related businesses in this area?

Chairperson Wachsmuth – Referred to our Comprehensive Plan on diversity and stated that this is a recommending Commission with the final approval coming from our Village Board. Stated she is not in favor of a variation for the impervious section, however she can go with the setback.

Commissioner Berthelot – Is concerned over creating a drainage problem.

Petitioner Mosher - The stormwater management is already in place for this area, and Discount Tire will be held to that standard.

Chairperson Wachsmuth - entertained a motion to consider the Petitioner’s request subject to the proposed conditions. It would be used as depicted on the site plan and landscape plan; any vehicles stored on the premises overnight will be stored inside the building, no outdoor displays, sales or storage of materials is permitted on site; and no auto repair work is to be performed outside of the closed repair bays.

Village Planner Bowman – If this Commission is concerned with the impact of this business to existing auto retail businesses, it should consider limiting Discount Tire being only for sales and installation of tires and wheels. Any deviation from this in the future would require a variance to the existing Special Use. The Development Commission may include a condition of approval which states that the approved use is limited to sales and installation of tires and wheels.

Commissioner Berthelot – Request this business be limited to only the sale and installation of tires and wheels.

Motion by Commissioner Mercier to recommend approval of the Petitioner’s request subject to the Special Use as amended and the conditions as amended, seconded by Commissioner Plaia.

Roll Call Vote:

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

Motion Carried: Approved the Special Use as amended and the conditions as amended and requests this item be presented to the Village Board for their consideration.

Village Planner Katie Bowman – Presented the Draft Findings of Fact – Variations.

Chairperson Wachsmuth – entertained a Motion to consider the Draft Findings of Fact.

Motion by Commissioner Mercier to approve the Draft Findings of Fact, seconded by Commissioner Berthelot.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Fact.

Chairperson Wachsmuth – entertained a Motion to recommend approval of the Variations.

Motion by Commissioner Mercier to approve the Variations, seconded by Commissioner Berthelot.

Roll Call Vote:

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

Motion Carried: Approved the Variations and requests this item be presented to the Village Board for their consideration.

- 6-b. Public Hearing:** Consider a request by Delmer and Yvonne Neel for a Variation from the Hanover Park Zoning Ordinance for a six (6) foot reduction in the required 30 foot rear yard setback to permit the construction of a room addition to an existing, single-family detached residence at 1500 Ramblewood 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, August 10, 2012 and Return Receipt Requests were received from the applicant. A summary of the case was presented along with site photos.

Chairperson Wachsmuth – Requested Petitioners Delmer & Yvonne Neel of 1500 Ramblewood Drive, Hanover Park, IL step up to the podium to be sworn in.

Petitioner Delmer Neel – Thanked the Commission for their consideration in this matter.

Chairperson Wachsmuth opened up questions from the audience. With no one present to speak on this topic, Chairperson Wachsmuth requested questions from the Commission.

Commissioner Berthelot – As long as there is no existing swale he is in favor of this request. Staff clarified that the proposed building will not be within a drainage easement.

Commissioner Rasmussen –No Questions.

Commissioner Neil – No Questions.

Commissioner Plaia – No Questions.

Commissioner Aird – No Questions.

Commissioner Mercier – How far will the addition come out?

Petitioner Neel indicated the addition would not go beyond the existing concrete patio.

Chairman Wachsmuth entertained a motion to close the public hearing.
Motion by Commissioner Berthelot to close the Public Hearing, seconded by Commissioner Plaia.

Voice Votes:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Bowman – Presented the Draft of Findings for the construction of a room addition to an existing single-family, detached residence.

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.

Roll Call Vote:

AYES: Commissioners: Aird, Berthelot, Mercier, Neil, Plaia, Rasmussen, Chairperson Wachsmuth

NAYS: Commissioner: None.

ABSENT: Commissioners: Watkins

Motion Carried: Approved Draft Findings of Fact.

Chairperson Wachsmuth – entertained a motion to approve the Petitioners request based on the Draft Findings of Fact.

Motion by Commissioner Mercier to approve a six foot reduction in the required 30 foot rear yard setback for the construction of a room addition, seconded by Commissioner Berthelot.

Roll Call Vote:

AYES: Commissioners: Aird, Berthelot, Mercier, Neil, Plaia, Rasmussen, Chairperson Wachsmuth

NAYS: Commissioner: None.

ABSENT: Commissioners: Watkins

Motion Carried: Approved the Variation to the Hanover Park Zoning Ordinance and request this be presented to the Village Board for consideration.

7. 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):

Development Commission Training Update - Village Planner Bowman

A Customized training workshop will be held on September 13, 2012. Representatives from The Chaddick Institute/DePaul University will present topics relating to planning official responsibilities, challenges, ethics, meeting procedures, conflicts of interest and topics tailored to specifics of Hanover Park. Training will last 2-3 hours.

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Discussion of Regulations of Automatic Changeable Copy Signs.

The Village Board requests this Commission discuss existing regulations relating to automatic changeable copy signs. A summary of this discussion will be forwarded to the Village Board for direction.

Village Planner Bowman – Based on changes to technology and business desires relating to electronic signs (also referred to as automatic changeable copy signs), staff recommends our current regulations be reviewed to ensure they meet the needs of businesses wishing to display electronic messages.

The Village is displaying a new electronic entryway sign along Barrington Road in the Westview Shopping Center. Staff is currently formulating standards for display on this sign, which are expected to go beyond that permitted for private businesses. As a governmental sign, this sign is not subject to standard regulations. However, for consistency, staff recommends that regulations for private businesses be updated to be more in line with what the Village will be displaying.

Our current code permits one color and the background must be black, no movement is allowed, copy is not to change more than once every 90 seconds, and the copy shall not advertise products or services not available on the lot where the sign is located. Also, the location of automatic changeable copy signs is restricted. Freestanding signs, not located in shopping centers, are currently permitted up to 64 sq.ft. of electronic signage. Businesses in shopping centers with over 300 ft. of frontage are permitted 25% of that being an electronic sign.

Under our current regulations, churches or anything in residential districts are not permitted to have electronic signage.

There were several changes to the existing automatic changeable copy sign regulations recommended in our Unified Development Ordinance (UDO) that was drafted following the completion of the Comprehensive Plan. When the UDO is adopted, any changes to automatic changeable copy signs may be incorporated.

Commissioner Mercier – Questioned what prompted the interest in looking at this.

Village Planner Bowman – This request came from staff based upon requests that we are receiving from businesses and from us looking at other Village regulations. We have found that our regulations are not up to date.

Typically Villages permit electronic signs with various considerations and typically, around us, they do not permit a video sign.

Staff is looking at direction from this Commission in relation to colors, do we want to permit multiple colors or one color, do we want to permit pictures, do we want to permit video? What the duration of changing of copy would be. Our current 90 seconds between messages is too long. We found on average of 3-7 seconds. What we have been doing with the Village sign is it takes about one second to read each line of copy. Typically, the signs will have 2-4 lines of copy. Another consideration is to look at what zoning districts these signs are permitted. Our regulations permit them in business districts of B1 & B2 districts. One consideration would be whether to permit them in what currently is the Historic District and planned for the Village Center area and more pedestrian-oriented districts. Do we want to talk about where the signs can be located in relation to an intersection

Chairperson Wachsmuth – Questions whether our current sign standards have parameters already set. Would placement of electronic sign be different? Chairperson Wachsmuth provided the Commission with a handout on the brightness/illumination of the sign.

Village Planner Bowman – No. Signs are permitted at schools and churches in residential districts and illumination of signage will be regulated as well. Illumination is more technical and more difficult to measure and enforce.

Our sign regulations are not within the Zoning Code, they are in Chapter 6 of the Municipal Code under Advertising.

Would we require or permit these signs to have public service announcements? Should we design the code where if the applicant met all the regulations on electronic signage staff would be permitted to approve, or is this something to bring

before the Commission for a variance or special use? These are some of our considerations.

Planning Intern Hacker – Presented photos of existing electronic signage of Village of Carol Stream, Bartlett High School, Addison, and other surrounding communities.

Also shared were existing Regulations of Electronic Changeable Signage in Addison, Bartlett, Bloomindale, Carol Street, Roselle, Schaumburg and Streamwood.

Does this Commission feel our electronic sign regulations should be updated and would you be open to exploring this amended type of signage?

Chairperson Wachsmuth and Commissioner Mercier – Are in favor of working on updating these regulations.

According to a handout provided by Chairperson Wachsmuth we should consider the malfunction of electronic signage. Meaning the sign may freeze or go blank if there is a malfunction to prevent flashing and other movement. That is a safety issue. Also, the maximum brightness allowed day and night should be determined. Also, the sign may be equipped with a program to dim and brighten automatically in response to changes in ambient light.

Commissioner Rasmussen – Commented on the Irving Park Road Corridor and the monument style signage that was not covered, was how many would be allowed allow within a certain distance of streets. Do we limit the amount of signs along the road in a designated area?

If you are down in the Addison area along Lake Street, take a look at the amount of electronic signage in a designated area.

Commissioner Berthelot – What is an electronic sign, as he had just noticed three different types today – old black with red letters that are a series of little lights that can travel and blink; along 294 there were huge electronic billboard signs; and, a changeable type? He is in favor of updating our regulations.

Commissioner Mercier – Will there a change in height requirements?

Village Planner Bowman – The Commission has brought up many good areas to consider when, and if, the Board directs this Commission to update our current electronic sign regulations.

A summary of this discussion will be provided to the Village Board for their consideration and direction.

Community Development Update:

Village Planner Bowman – Introduced Inspectional Service Chief Ann Marie Hess who will be attending our future meetings and will assist this Commission to provide technical comments we need relating to building and fire codes.

Irving Park Road Corridor Study – Recommendations regarding this study will be brought to this Commission at a future meeting.

TIF 5 District – Notices were sent out to all residential units within 750 ft. of the designated TIF area.

10. ADJOURNMENT:

Motion by Commissioner Mercier, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried. Meeting adjourned at 9:06 p.m.

Recorded and Transcribed by:

Regina Mullen, Secretary
this 30 day of August, 2012

Virginia Wachsmuth, Chairperson