Village of Hanover Park

Municipal Building
2121 West Lake Street
Hanover Park, Illinois
60133-4398

630-372-4200
Fax 630-372-4215

Rodney S. Craig
Village President

Eira L. Corral
Village Clerk

Ronald A. Moser
Village Manager

VILLAGE OF HANOVER PARK

DEVELOPMENT COMMISSION REGULAR MEETING

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

Thursday, September 8, 2011

7:00 p.m.

MINUTES

1. **CALL TO ORDER: ROLL CALL**
Chairman Bakes called the meeting to order at 7:00 p.m.

PRESENT:	Commissioners:	Arthur Berthelot, Philip McBride, Mark Mercier, Scot Neil, Chairman Jeffrey Bakes
ABSENT:	Commissioners:	Roy Pouse, Virginia Wachsmuth, Patrick Watkins
ALSO PRESENT:		Trustee Ed Zimel, Jr., Village Planner Katie Bowman, Secretary Regina Mullen

2. **PLEDGE OF ALLIEGENCE:**

3. **ACCEPTANCE OF AGENDA:**
Motion by Commissioner McBride to accept Agenda as presented, seconded by Commissioner Mercier.

Voice Vote:
All AYES.
Motion Carried: Accept Agenda.

4. **PRESENTATIONS/REPORTS:** None.

5. APPROVAL OF MINUTES:

5-a. Request to approve the Regular Meeting Minutes of July 14, 2011. Motion by Commissioner McBride to approve the Minutes, seconded by Commissioner Mercier with one correction.

Voice Vote:
All AYES.
Motion Carried: Minutes approved.

6. ACTION ITEMS:

Opened the public meeting.

6-a. Consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Section 110.5.1.2 and 110-5.8.3 to permit carwashes as a special use within the B-1 Convenience Shopping District and forward to the Village Board for their consideration.

Village Planner Bowman stated the Public Hearing was properly published on August 20, 2011 in the Daily Herald. Green Cards presented.

Village Planner Bowman summarized the Village's request.

Chairman Bakes requested questions or comments from the audience. No questions or comments presented.

Chairman Bakes turned the meeting over to the Commissioners for questions.

Village Planner Katie Bowman addressed Commissioners questions on the que of 15 stacked parking spaces, reviewed highlighted locations on map included with the Agenda Item, addressed traffic and noise concerns and hours of operation.

Public Hearing closed.

Village Planner Bowman presented the Draft Findings of Fact and removed sales tax base language, as carwashes are a service-based business.

Chairman Bakes entertained a Motion to Approve the Draft Findings of Fact.

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

seconded by Commissioner Neil.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Wachsmuth, Watkins

Motion Carried: Draft Findings of Fact Approved.

Chairman Bakes entertained a Motion to Approve the Petitioner's request based upon the Draft Findings of Fact.

Motion by Commissioner Mercier to approve the text amendment to the Zoning Ordinance Sections 110-5.1.1 and 110-5.8.3 to permit carwashes as a special use within the B-1 Convenience Shopping District and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Wachsmuth, Watkins

Motion Carried: Approved Text Amendment to Zoning Ordinance.

6-b. **Recommendation**: Approve a request by John Benson (applicant) on behalf of Industrial Property Fund, V.L.P. (property owner) for a Final Plat of Subdivision at the property located at 850 Central Avenue, Hanover Park, Illinois, and forward to the Village Board for their consideration.

Petitioner John Benson, LEED AP, V.P. Sustainability, IDI, 500 Park Boulevard, Suite 750, Itasca, Illinois 60143.

Village Planner Katie Bowman received the "Green Cards" from the petitioner and stated the discussion was published on August 20, 2011 in the *Daily Herald*.

Village Planner Katie Bowman presented the Petitioner's request for a Final Plat of Subdivision and staff's recommendation to approve.

Chairman Bakes addressed the audience wishing to speak on this issue. No

response received.

Chairman Bakes turned the meeting over to the Commissioners.

Commissioner McBride confirmed retention pond location and questioned parking lot size requirements.

Chairman Bakes entertained a Motion to Approve.

Motion by Commissioner Mercier to Approve the request for a Final Plat of Subdivision at the property located at 850 Central Avenue, Hanover Park, Illinois and forward to the Village Board for their consideration.

Roll Call Vote:

AYES:	Commissioners:	Berthelot, McBride, Mercier, Neil, Chairman Bakes
NAYS:	Commissioner:	None.
ABSENT:	Commissioners:	Pouse, Wachsmuth, Watkins

Motion Carried: Approved Final Plat of Subdivision.

7. TOWNHALL SESSION: No Speakers.

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

9. NEW BUSINESS (NON-ACTION ITEMS):

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

- Village Center Public Workshop, Tuesday, September 13, 2011 at the Municipal Building in Room 214, at 6:30 p.m.
- The Village has received 267 responses to the Village Center Plan Survey.
- The Village received a Technical Assistance Grant from CMAP. They have completed an application for us to participate in an Urban Land Institute Technical Panel looking at development potential along the Irving Park Corridor.
- WBBM Radio Ads are ongoing, and we continue to receive calls and hold meetings with interested parties

10. ADJOURNMENT:

Motion by Commissioner Mercier to Adjourn, seconded by Commissioner Neil.

Voice Vote:
All AYES.
Motion Carried: Meeting adjourned at 7:30 p.m.

Recorded and transcribed by:

Regina Mullen, Secretary
On this 8 day of September, 2011

Jeffrey Bakes, Chairman