



# Village of Hanover Park Administration

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JULIANA A. MALLER

## VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION MEETING

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

Thursday, January 17, 2013  
7:00 p.m.

### MINUTES

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

Chairperson Wachsmuth called the meeting to order at 7:00 p.m.

**PRESENT:** Commissioners: Jim Aird, Arthur Berthelot, Mark Mercier,  
Scott Neil, Gary Rasmussen, Patrick Watkins,  
Chairperson Virginia Wachsmuth

**ABSENT:** Commissioners: None

**ALSO PRESENT:** Village Planner Katie Bowman, Inspectional  
Services Chief Ann Marie Hess, Planning  
Intern Swati Pandey

**2. PLEDGE OF ALLIEGENCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Watkins to accept the Agenda, seconded by Commissioner Neil.

Voice Vote:

All AYES.

**Motion Carried:** Agenda Accepted.

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

**APPROVAL OF MINUTES:**

5. **5-a.** Request to approve the Minutes of November 9, 2012  
Motion by Commissioner Mercier to approve the Minutes, seconded by Commissioner Berthelot.  
Voice Vote:  
All AYES.  
**Motion Carried:** Approved Minutes.

**ACTION ITEMS:**

- 6-a.** Conduct a Public Hearing to consider a request by Menard, Inc., (property owner) for approval of a minor change to the Planned Unit Development Plat and amendment to the Planned Unit Development Special Use to add an Automobile Service Station use and reduce the number of parking spaces at 7435 Barrington Road, Hanover Park, IL.

**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** presented a summary of the case with breaking points for Commission comments. Return Receipts Requested were received from the Petitioner. The Public Notice was published in the *Daily Herald* on Wednesday, December 26, 2012.

**Village Planner Bowman** shared a proposed change to the site plan moving the dispensing station further from the building to provide for an additional five stacking spaces. Village ordinance requires eight spaces.

Additional landscaping will be added to the Menards' site bringing it up to current Village Code.

**Chairperson Wachsmuth** requested the petitioner/s to step to the podium to be sworn in. Petitioner Allen Silbernagel, Manager, Menards, 7435 Barrington Road, Hanover Park, IL and Brian Summers, FerrelGas, 27W071 St. Charles Road, Carol Stream, IL.

**Petitioner Silbernagel** presented their request to the Commission.

**Chairperson Wachsmuth** presented members of the audience an opportunity to speak on this topic. The one person in the audience did not wish to speak.

The meeting is turned over to the Commissioners for questions.

**Commissioner Rasmussen** – Concerned over protection for vehicles on the backside of the facility especially when cars are pulling up, perhaps a concrete pumper or metal guardrail could be installed.

**Commission Neil** – Preferred that there be no vehicle parking on the backside of the tank. Questioned whether the Petitioner received approval from the State.

**Petitioner Silbernagel** stated the State Fire Marshal approved the plan. However, any changes to the plans submitted would go back to the State for reapproval.

**Commissioner Berthelot** – Noted various items for clarification.

**Commissioner Mercier** – Concern over traffic flow. Questioned whether the Petitioner would consider moving the station further west being more remote. Bringing the traffic in from the North to the south on Bristol with townhouses located there already having a lot of traffic. If there is a way for more of the traffic flow to come out of the west via Barrington Road?

Questioned the eight parking spaces to the north and wondering if those spaces would be usable. Asked about eliminating six of the eight spaces to increase safety of stacking and traffic flow. Commissioners Rasmussen and Berthelot are in agreement.

**Petitioner Silbernagel** – The station must be located within the vision of the Service Desk, as these are the trained team members who will dispense the propane. There is no one stationed at the location. Team members will observe a customer via the Service Desk inside. Also noted was the eight spaces would be usable.

**Commissioner Mercier** – How and when does the Petitioner anticipate refill and how is that done?

**Petitioner Summer** – The tank is filled on an as-needed basis by a 3,000 gallon tank with a fill hose.

**Commissioner Watkins** confirmed the bollards being placed around the station according to State/Fire Code and does not support the elimination of six parking spaces. Commissioner Aird in agreement on not eliminating the six parking spaces.

Questioned the Petitioner regarding the landscape requirements adding on the islands and the front, etc.

**Petitioner Silbernagel** – Menards is on board with the Village’s landscaping requirements.

**Commissioner Aird** – No questions.

**Chief Hess** – Requested the Petitioner explain the employee training program.

**Petitioner Sommers** – Menards will follow the Appropriation Research Counsel guidelines for training their employees. It is a hands-on training with certification received upon completion. Minimum age requirement is 18.

**Chairperson Wachsmuth** – Questions staffing not being stationed at the propane location.

**Petitioner Silbernagel** – Customers will be viewed via the Service Desk. The dispensing unit is based on a two-key system. All the keys are located in the store.

**Chairperson Wachsmuth** – Commented on the word “Propane” displayed on top of canopy and was pleased with the landscaping improvements. Also concerned with the traffic flow from Bristol. Congratulated Menards for receiving a grant for the station.

**Chairperson Wachsmuth** entered a motion to close the Public Hearing.

Motion by Commissioner Berthelot to close the Public Hearing, seconded by Commissioner Neil.

Voice Votes:

All AYES.

**Motion Carried:** Public Hearing closed.

**Chairperson Wachsmuth** – requested Village Planner Bowman present the Draft Findings of Fact.

**Village Planner Bowman** stated the issue of bringing the landscaping in conformance with current Village Code. Staff will be working with the Petitioner regarding landscaping.

**Petitioner Silbernagel** stated Menards would not be willing to remove the rock in the islands as the expense would be more than building the propane station. However, they are willing to add more bushes and landscaping.

**Village Planner Bowman** – presented the Draft Findings of Fact and amended it to include the property shall conform to the site plan dated December 13, 2012 subject to the following:

Additional landscaping improvements throughout the site to include additional shrubs on landscape islands, as feasible, and landscaping at signage with the final landscaping subject to approval by the Village Planner.

Location of tank enclosure is to be moved to the west and resulting alterations made to the location and number of stacked and temporary loading parking spaces with consideration of safety requirements and minimization of parking loss, with final design to be approved by the Village Planner.

**Chairperson Wachsmuth** entertained a motion to approve the Draft Findings of Facts as amended.

**Commissioner Berthelot** approved the Draft Findings of Fact as amended, seconded by Commission Mercier.

**Roll Call Vote:**

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

**Motion Carried:** Approved the Draft Findings of Fact as amended.

**Chairperson Wachsmuth** entertained a motion regarding recommendations to the Board to approve the Petitioners request for a amendment to the Planned Unit Development special use and a minor change to the Planned Unit Development Plat for an automobile service station special use (propane dispensary) and a reduction in the number of parking spaces at the Menards, based upon the amended Draft Findings of Fact and observations noted by this Commission

Motion by Commissioner Berthelot to approve the Petitioners' request, seconded by Commissioner Neil.

**Roll Call Vote:**

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

**Motion Carried:** Motion approved as amended.

**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): None.**

**9. NEW BUSINESS (NON-ACTION ITEMS):**

**9-a. Community Development Update:**

- **Irving Park Road Corridor Study** - Noted specific recommendations. Potentially permitting non-retail on some former retail properties. Also encouraging higher-quality development and, specifically not encouraging additional auto uses going forward. It discusses various public and private infrastructure improvements and for the Village to continue to evaluate what the retail market is in the area. Drive isles and parking lot consolidation to linking private and public properties is also something to be considered.
- **TIF 5** – Officially approved by the Board at their last meeting.
- **Hanover Square Shopping Center** working on demolition of the Old Shires and working on the construction of a new monument sign.

**10. ADJOURNMENT:**

Motion by Commissioner Rasmussen, seconded by Commissioner Aird.

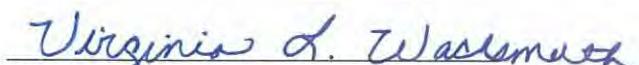
Voice Vote:

All AYES.

**Motion Carried.** Meeting adjourned at 8:30 p.m.

**Recorded and Transcribed by:**

  
Regina Mullen, Secretary  
this 17 day of January 2013

  
Virginia Wachsmuth, Chairperson