



## Village of Hanover Park Administration

Municipal Building  
2121 Lake Street  
Hanover Park, IL 60133-4398

630-823-5600  
FAX 630-823-5786  
www.hpil.org

**PRESIDENT**  
RODNEY S. CRAIG

**VILLAGE CLERK**  
EIRA CORRAL

**TRUSTEES**  
WILLIAM CANNON  
JAMES KEMPER  
JENNI KONSTANZER  
JON KUNKEL  
RICK ROBERTS  
EDWARD J. ZIMEL, JR.

**VILLAGE MANAGER**  
JULIANA A. MALLER

### VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION

**Municipal Building, Room 214**

**Hanover Park, IL**

**Thursday, February 12, 2015**

**7:00 p.m.**

### AGENDA

1. **CALL TO ORDER: ROLL CALL**
2. **PLEDGE OF ALLEGIANCE:**
3. **ACCEPTANCE OF AGENDA:**
4. **PRESENTATIONS/REPORTS:** None.
5. **APPROVAL OF MINUTES:**  
5-a. Regular meeting Minutes of December 11, 2014.
6. **ACTION ITEMS:**  
6-a. **Public Hearing:** to consider a request by Padraic O'Neil, of Physician's Immediate Care, for a Variance from the Village of Hanover Park Zoning Ordinance requirements to allow the addition of a tenant panel to Menard Center's southern monument sign on Irving Park Road – for said tenant located at 7425 Barrington Road, Hanover Park, Illinois. – **Application Withdrawn**  
6-b. **Public Hearing:** to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance related to regulations pertaining to pawnbrokers, payday loans, title loans, Cash for Gold and other similar uses, throughout the Village.  
6-c. **Public Hearing:** to consider a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance Section 110-5.9 B-2 Local Business District by adding gymnastic schools as permissible use, throughout the Village.
7. **TOWNHALL SESSION:**  
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.

**10. ADJOURNMENT:**



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**VILLAGE MANAGER**  
JULIANA A. MALLER

## VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING

**Municipal Building, Room 214  
Hanover Park, IL**

**Thursday, December 11, 2014**

**7:00 p.m.**

**MINUTES**

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

**Chairperson Wachsmuth** called meeting to order at 7:02 p.m.

**PRESENT:** Commissioners: Arthur Berthelot, Gary Rasmussen, Mark Mercier, Chairperson Virginia Wachsmuth

**ABSENT:** Commissioners: Patrick Watkins, Scot Neil, James Aird, Parthiv Patel

**ALSO PRESENT:** Director Shubhra Govind, Secretary Kathleen Arnold, Inspectional Services Tom Hatzold, Monika Naurot, 507 W. Willow Road, Krzyztof Szczepaniec, 507 W. Willow Road.

**2. PLEDGE OF ALLEGIANCE:**

**3. ACCEPTANCE OF AGENDA:**

Motion by Commissioner Berthelot, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Agenda Accepted.

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

**5. APPROVAL OF MINUTES:**

**5-a.** Regular meeting Minutes of August 14, 2014.

Motion by Commissioner Berthelot to approve the Minutes of August 14, 2014, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Approved the Minutes of August 14, 2014.

5-b. Regular meeting Minutes of September 10, 2014.

Motion by Commissioner Berthelot to approve the Minutes of September 10, 2014, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of September 10, 2014.**

5-c. Regular meeting Minutes of October 9, 2014.

Motion by Commissioner Berthelot to approve the Minutes of October 9, 2014, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of October 9, 2014.**

5-d. Regular meeting Minutes of November 13, 2014.

Motion by Commissioner Berthelot to approve the Minutes of November 13, 2014, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried: Approved the Minutes of November 13, 2014.**

**6. ACTION ITEMS:**

**6-a. Public Hearing:** to consider a request by Monika Nawrot for a Special Use from the Village of Hanover Park Zoning Ordinance for a Daycare Center at the property located at 4475 Turnberry Dr., Hanover Park, Illinois.

**Chairperson Wachsmuth:** Entertained a motion to Open the Public Hearing.

Motion by Commissioner Berthelet to open the Public Hearing, seconded by Commissioner Mercier.

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Opened.

**Director Shubhra Govind** presented a summary of the request before the Commission for a Special Use. Hardcopies of Photos of Site, Site Plan and Proposed Layout and a Draft Findings of Facts were presented to the Commission.

The Public Notice was published in the *Daily Herald* on November 17, 2014.

**Chairperson Wachsmuth** invited representatives of the application up to the podium to speak on behalf of the property owner.

**Sworn In** – Monika Naurot and Krzysztof Szczepaniec, Wyspa dzieci Learning Center.

**Krzysztof Szczepaniec** – presented their request for a Special Use from the Village of Hanover Park Zoning Ordinance for a daycare facility, located at 4475 Turnberry Drive, Hanover Park, Illinois

This would be Wyspa dzieci (Kids Island) Learning Center's third location. Their other locations are in the Village of Schiller Park and the Village of Northbrook. The center promotes Polish and Polish-American culture, tradition, and history. All staff have Bachelor's Degrees or higher. Kids' age range 2-6 years with a maximum enrollment of 116 children. Combined learning with daycare. Follow DCFS rules and guidelines. Safety is paramount to them and they will take steps to protect children in the parking area and secure access to the lake. Additionally they help kids with disabilities and offer training for teachers with help from grants to offer services at no-charge.

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

**Voice Vote:**

**All AYES.**

**Motion Carried:** Public Hearing Closed.

**Commissioner Mercier** confirmed that the fence would be locked and only faculty would be able to open. Questioned if a separate changing area is provided for kids and if there is an area for diaper changing. Confirmed outdoor play area meets requirements. Is area pretty well drained and will a soil test be required? Questioned primary language and education level of teachers.

**Commissioner Rasmussen** feels it is a perfect fit, very interesting and delightful. He is familiar with DCFS and does not see a problem.

**Commissioner Berthelot** no questions and sounds great.

**Chairperson Wachsmuth** was concerned so she walked the property to check it out. Recommends a six (6) foot fence and feels it is an excellent location and is very pleased.

**Director Govind** presented the Draft Findings of Facts and recommendations to the Commission.

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

**Roll Call Vote:**

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

**Motion Carried:** Approved the Draft Findings of Facts.

**Chairperson Wachsmuth** entertained a Motion to recommend approval of request by Monika Nawrot for a Special Use from the Village of Hanover Park Zoning Ordinance for a Daycare Center at the property located at 4475 Turnberry Dr., Hanover Park, Illinois, as approved in the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot as approved in the draft findings of fact for a Special Use to allow special use for a Daycare with conditions, and forward to the Village Board for their consideration, seconded by Commissioner Mercier.

**Roll Call Vote:**

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

**Motion Carried:** Approved.

**6-b. 2015 Development Commission Schedule:**

Chairperson Wachsmuth entertained a motion to approve the 2015 Development Commission meeting Schedule.

Motion by Commissioner Berthelot to approve the 2015 Meeting Schedule, seconded by Commissioner Mercier.

Motion: 2015 Meeting Schedule approved.

**7. TOWNHALL SESSION:** None.

8. **OLD BUSINESS (NON-ACTION ITEMS):** Director Govind advised the commissioners the signage is tabled pending Attorney approval.
9. **NEW BUSINESS (NON-ACTION ITEMS):**
- 9-a. **Director Govind**
1. **Physicians Immediate Care** – Submitted an application for a Public Hearing for add additional signage to the panel. As they provide immediate care want to help people in need find them easier.
  2. **1850 Army Trail Road** – Received a request for a change in use from Burrito Parrilla to use the old Wendy’s location. Eight other locations focus on fresh healthy food options and will revise the façade.
  3. **Ribbon Cuttings** – Corrigan Moving Systems and NB Corporation of America.
  4. **IDOT Meeting** – Attended a meeting to discuss expansion of Elgin/O’Hare and how it would tie in to future Village Center. In feasibility mode and a meeting with Multi-Jurisdictions for a 2020 study took place in May, 2014. In January another meeting is planned.
10. **ADJOURNMENT:**  
Motion by Commissioner Berthelot, seconded by Commissioner Mercier.  
**Voice Vote:**  
**All AYES.**  
**Motion Carried:** Meeting adjourned at 7:57 p.m.

**Recorded and Transcribed by:**

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**Kathleen Arnold, Secretary**  
**this 11<sup>th</sup> day of December, 2014**

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**Virginia Wachsmuth, Chairperson**



Village of Hanover Park  
Community Development Department

**INTEROFFICE MEMORANDUM**

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**TO:** Chairman Wachsmuth and members of the Development Commission

**FROM:** Shubhra Govind, Community & Economic Development Director  
Katie Bowman, Village Planner

**SUBJECT:** **Public Hearing for Payday Loan, Title Loan, Limited Sales Dealer, and General Sales Dealer Businesses**

**ACTION REQUESTED:**  Approval  Disapproval  Information

**MEETING DATE:** **February 12, 2015**

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**Request Summary**

Hold a public hearing to review proposed zoning regulations for payday loan, title loan, limited sales dealers (resale), and general sales dealer businesses, including pawn, cash for gold, and resale stores.

**Background**

On July 24, 2014, the Village Board approved a moratorium on the establishment or relocation of payday lending, car title loans, and general sales dealers, including pawnbrokers, cash for gold (or other precious metals, gems, or jewelry), or other dealers in certain secondhand articles. This moratorium prohibits the establishment or relocation of such businesses for approximately 9 months (245 days) while the Village evaluates regulations for such businesses. The Development Commission was directed to hold a public hearing on the following:

- Whether the Zoning Ordinance should be amended to include these businesses as a special use
- Whether the Zoning Map should be changed
- Whether zoning text amendments are necessary

**Discussion**

Over the past year, there have been a number of inquiries and several applications for business licenses for 'alternative loan' businesses, such as pawn shops, cash for gold, payday loan, and title loan businesses. Over the years, the proliferation of such businesses has generally been found to bring a negative image to the areas in which they are located, which has an impact on economic and community development in the Village in general. These types of businesses may be found to have secondary effects on residents, as they impose high interest rates for loans that have the potential to place customers in long-term debt. The clustering of such businesses, such as around the intersection of Barrington and Irving Park Roads, may create an unwarranted negative impression about the economic vitality of the business district in which they are located and the Village at large.

“Payday” lending businesses are generally those which provide advance money secured by a borrower’s paycheck. “Car and/or title loan” businesses are generally those which provide advance money secured by a borrower’s car title. In both cases, advances are subject to high interest rates.

“Pawn” shops generally are those which lend or advance money secured by the purchase of personal property on the condition of selling the same back to the seller at a stipulated price. “Cash for Gold” or “resale” shops are generally those which pay a seller money in exchange for their personal property and sell such property to other buyers, but do not loan the seller funds. Per Village Code, Chapter 58, Article VI, any business that buys and/or sells used goods is required to obtain a general sales dealer or limited sales dealer license. Those that deal in goods including jewelry coins, precious metals, gold, silver, platinum, gems, semiprecious gems, electronic equipment, radios, televisions, video or audio receivers, or appliances are classified as general sales dealers and required to participate in the Leads Online program, keeping specific records of transactions. General sales dealers may include pawn shops, cash for gold, and some resale businesses.

At this time, 8 businesses within the Village offer pawn, cash for gold, resale, payday loan, or title loan services. These businesses have been established over a number of years. However within 2014 alone, three businesses applied for a Village license to operate. Additionally, one business has expressed interest in relocating within the Village. More information about these businesses is included below, as well as in the attached map.

<b>Business</b>	<b>Address</b>	<b>Type</b>	<b>Licensed Since</b>
Midwest Title Loan	1300 Irving Park Road	Loan	2012
Diamond Jewelry & Loan	1509 B Irving Park Road	Pawn	2004
T-Mobile	1625 Irving Park Road	Resale	2014*
Cash America Jewelry & Loan	1629 Irving Park Road	Pawn	2010
PLS Loans	7300 Barrington Road	Loan	2004**
Midwest Gold Buyers	7420 Barrington Road	Pawn	2008
USA Payday Loan	7450 Barrington Road	Loan	2003
Gamestop Inc.	7458 Barrington Road	Resale	2006*
Rerun Trading Post	1114 Lake Street	Resale	2014
Woodfield Pawn	7201 Olde Salem Circle	Pawn	2009

*\* Some businesses may have been in operation prior to obtaining a general sales dealer license for the purchase of used goods.*

*\*\* PLS Loan business has expressed interest in relocating to a new retail building to be built in the Westview Shopping Center at 7600 Barrington Road (former Baker’s Square).*

The Zoning Code does not specifically define the ‘alternative loan’ business types. Pawn, cash for gold, and resale businesses are grouped under the ‘retail’ use, which is permitted in the B-1 and B-2 districts and payday and title loan businesses are grouped under the ‘banks and financial institutions’ use, which is permitted in the B-2 district.

## **Staff Recommendation**

Following review of community conditions and regulations in other communities, Staff recommends that text amendments be made to the Zoning Code to define 'alternative loan' businesses and that they require a special use. Amendments to the zoning map are not found to be necessary at this time as such businesses may operate as permitted in the existing B-2 Local Commercial District. See Exhibit 2 for a survey of regulations in neighboring communities.

In order to better address the impacts and discourage the geographic concentration in any one area of 'alternative loan' businesses, it is recommended that pawn shops, payday loan stores, and title loan stores, be required to obtain a special use permit in the B-2 District and be at least 1,000 square feet from each other. A special use is recommended to allow for individual use and site plan review of the businesses and meet the purpose of special uses, defined in the Zoning Code, Section 110-4.5.1 as:

*"The classification of "special use" is established to provide for the location of those uses generally compatible with the other land uses permitted in a zoning district but which, because of their unique characteristics, or potential impacts on the surrounding neighborhood and the village as a whole, require individual review of their location, design, configuration, and/or operation and the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location. . . ."*

Limited sales dealers and general sales dealers (excluding pawn shops and others that provide loans) are recommended to be permitted by right in the B-2 District. This would allow for stores that buy and sell used goods, sometimes in addition to new goods (such as cell phone and video game stores) to operate as normal in commercial districts. Such businesses are not a concern to the Village at this time.

The following regulations are recommended in order to better manage 'alternative loan' businesses:

### **Definitions**

Add or amend the following definitions to Section 110-2.3 Definitions of Chapter 110 Zoning of the Hanover Park Municipal Code:

Amend (new text underlined):

*Banks and other financial institutions:* Commercial banks, savings and loan associations, publicly traded securities, brokerage offices and other similar financial institutions, but not including pawn shops, payday loan stores, or title loan stores.

Add:

*Dealer:* Any person, firm partnership, corporation, and any principal, employee, agent or servant thereof, regularly engaged for 30 days or more from one location in or conducting business for the purchase, sale, barter, exchange or the pawn of junk, antiques, secondhand articles, coins, gold, silver, platinum, gems and semiprecious stones.

*Secondhand article:* Any item of personal property or object of value, previously owned or used, which is not purchased or sold as new. Secondhand articles do not include property purchased

by one licensed, established merchant from another within or without the village in the normal course of business.

*General sales dealer:* Any dealer who conducts business in any secondhand article.

*Limited sales dealer:* (1) Any dealer who does not conduct business in the following secondhand articles including but not limited to jewelry coins, precious metals, gold, silver, platinum, gems, semiprecious gems, electronic equipment, radios, televisions, video or audio receivers, or appliances. (2) A limited sales dealer shall be required to provide evidence acceptable to the village clerk that it is complying with the restrictions of a limited sales dealer.

*Pawn Shop:* Any business that in any manner lends or advances money or other valuable things, other than securities or written evidence of indebtedness, or that deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price. May include businesses that perform such services under other names, such as Cash for Gold.

In those zoning districts in which a pawn shop may be located, the proposed facility must comply with and not violate the following:

1. A special use permit shall be required for all new pawn shop businesses and expansion of existing such businesses.
2. The facility may not be located within 1,000 feet of a pre-existing pawn shop, payday loan store, or title loan store. Such distance shall be measured between the property lines of such uses.
3. For purposes of determining required parking, said facilities shall be classified as "Retail" per Section 6.2.3 – Schedule of Parking Requirements.

*Payday Loan Store:* A business that provides loans to individuals in exchange for one or more of the following forms of collateral, which are held for an agreed upon period of time prior to presentment for payment or deposit: personal checks, authorization to debit consumers' bank accounts, or interest in consumers' wages, including, but not limited to, wage assignments.

In those zoning districts in which a pawn shop may be located, the proposed facility must comply with and not violate the following:

1. A special use permit shall be required for all new payday loan store businesses and expansion of existing such businesses.
2. The facility may not be located within 1,000 feet of a pre-existing pawn shop, payday loan store, or title loan store. Such distance shall be measured between the property lines of such uses.
3. For purposes of determining required parking, said facilities shall be classified as "Financial Services" per Section 6.2.3 – Schedule of Parking Requirements.

*Title Loan Store:* A business that provides loans to individuals in exchange for receiving titles to the borrower's motor vehicles as collateral.

In those zoning districts in which a pawn shop may be located, the proposed facility must comply with and not violate the following:

1. A special use permit shall be required for all new payday loan store businesses and expansion of existing such businesses.
2. The facility may not be located within 1,000 feet of a pre-existing pawn shop, payday loan store, or title loan store. Such distance shall be measured between the property lines of such uses.
3. For purposes of determining required parking, said facilities shall be classified as "Financial Services" per Section 6.2.3 – Schedule of Parking Requirements.

## **Zoning**

Add the following to Section 110-5.9.2 – permitted uses in the B-2 Local Business District

- z. Limited Sales Dealer, subject to Section 58-301
- aa. General Sales Dealer, excluding Pawn Shops, subject to Section 58-301

Add the following to Section 110-5.9.3 – uses permitted by special use permits in the B-2 Local Business District:

- aa. Pawn Shops, with restrictions as outlined in Section 110-2.3 and subject to Section 58-301
- bb. Payday Loan Store, with restrictions as outlined in Section 110-2.3
- cc. Title Loan Store, with restrictions as outlined in Section 110-2.3

Also, add the above uses as permitted special uses in the B-2 District in Table 5.1.2 – Permitted and Special Uses.

## **Public Comment**

To date, no public comments have been received on the proposed regulation changes.

## **Recommendation**

Staff recommends approval of the request for text amendments related to payday loan, title loan, limited sales dealer, and general sales dealer businesses, including pawn, cash for gold, and some resale stores.

The following amendments to the Zoning Ordinance are recommended:

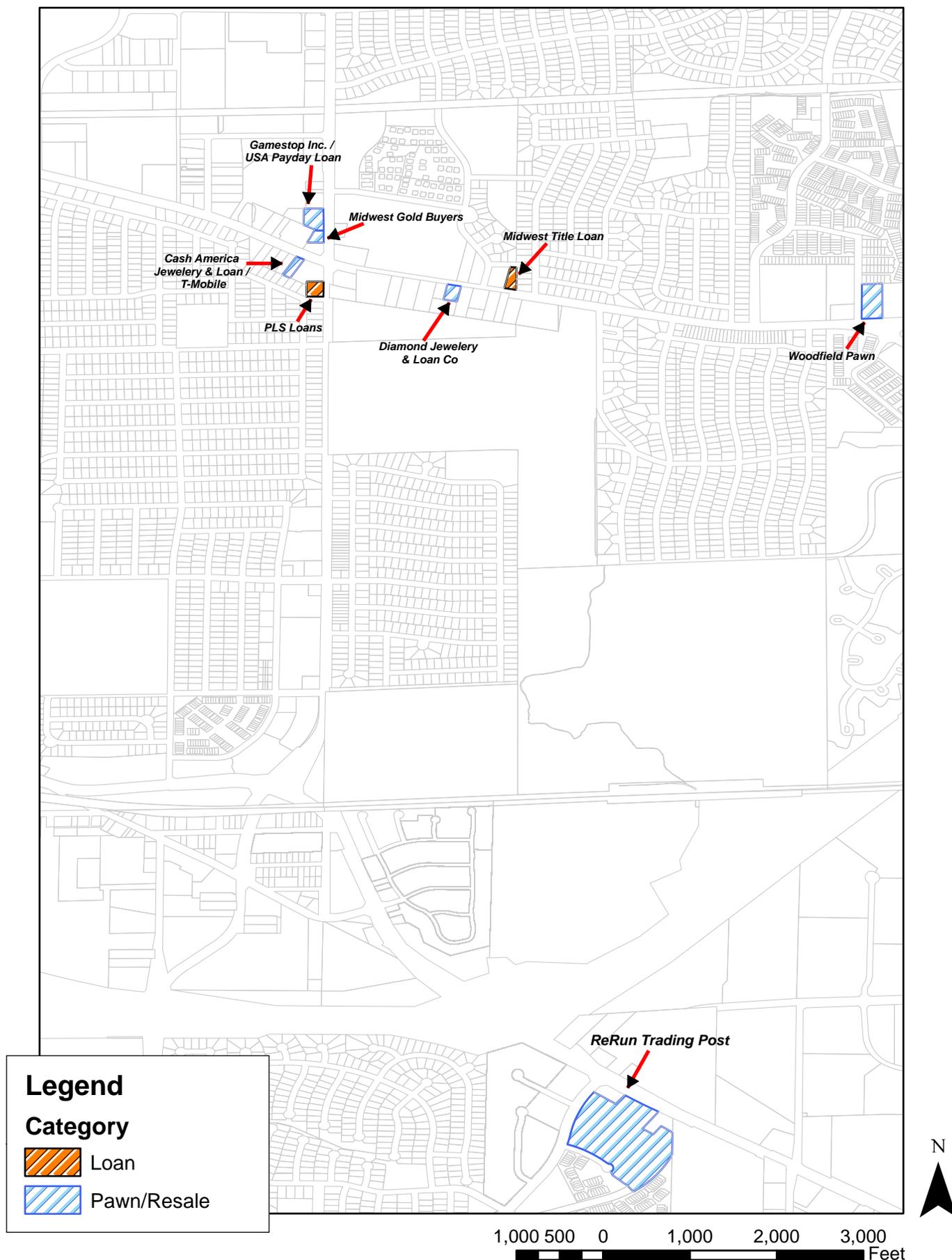
- Amend definition for banks and other financial institutions
- Add definitions for General Sales Dealer, Limited Sales Dealer, Dealer, Secondhand article, Pawn Shop, Payday Loan Store, and Title Loan Store
- Permit Limited Sales Dealers and General Sales Dealers, excluding pawn shops, in the B-2 District
- Require a special use and 1,000 square foot separation for pawn shops, payday loan stores, and title loan stores in the B-2 District

## **Attachments**

- Exhibit 1 - Map of existing 'alternative loan' businesses in Hanover Park
- Exhibit 2 - Comparable Regulations Table
- Exhibit 3 - Draft Findings of Fact

# Exhibit 1

## Loan and Pawn/Resale Businesses in Hanover Park



Note - labels highlight full property, individual businesses typically occupy only a portion (tenant space) of property. **Feb. 2015**

**Exhibit 2**

**Title/Payday Loan and Pawn Survey - 2014**

<b>Municipality</b>	<b>Pawn Shops</b>			<b>Title/Payday Loans</b>		
	<b>Allowed</b>	<b>Approvals</b>	<b>Restrictions</b>	<b>Allowed</b>	<b>Approvals</b>	<b>Restrictions</b>
<b>Bartlett</b>	Yes	Permitted	Business license & operation requirements	Yes	Special Use	
<b>Bloomington</b>	Yes	Permitted	Must also sell jewelry and submit floor plan	Yes	Permitted	
<b>Carol Stream</b>	Yes	Permitted		Yes	Special Use	
<b>Roselle</b>	N/A	N/A	Not listed as permitted use	Yes	Permitted	
<b>Schaumburg</b>	Yes	Permitted	Must also sell new jewelry/goods and submit floor plan	Yes	Permitted	
<b>Streamwood</b>	Yes	Special Use		Yes	Special Use	
<b>Chicago</b>	Yes	Special Use	1,000 ft buffer	Yes	Special Use	1,000 ft buffer

A larger survey of Payday/Title Loan businesses shows that other IL communities have buffer requirements (eg Springfield) and/or limit the total number of businesses.

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**TEXT AMENDMENT**  
**PAYDAY LOAN, TITLE LOAN, AND GENERAL SALES DEALER BUSINESSES**

**I. Subject**

Consideration of a request by the Village of Hanover Park for a text amendment to the Hanover Park Comprehensive Zoning Ordinance to amend regulations related to Payday Loan, Title Loan, and General Sales Dealer Businesses. Specifically, the following items are requested:

- Amendment to Section 110-2.3 – Definitions
- Amendment to Section 110-5.1 – Establishment of districts and allowable uses
- Amendment to Section 1105.9.2 – B-2 Local Business District Permitted Uses
- Amendment to Section 110-5.9.3 – B-2 Local Business District Special Uses

**II. Findings**

On February 12, 2015 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the text amendment. \_\_\_ objectors appeared and \_\_\_ written objections were filed.

The Development Commission has made the following findings regarding the text amendment request:

**Conformance with Comprehensive Plan**

Approval of the text amendment is in conformance with the Comprehensive Plan. Amended regulations for payday loan, title loan, limited sales dealer, and general sales dealer businesses will promote the vision of the Village to develop strong commercial corridors, and to foster a positive community image and promotion of quality community aesthetics. Specifically, Goal 3.1 to “develop a positive, distinct identity and sense of community pride built upon the unique qualities of Hanover Park’s family-oriented community and civic resources.”

**Public Interest**

The text amendment is in the public interest and is not solely for the interest of the applicant. The issuance of a special use for pawn shops, payday loan stores, and title loan stores will allow for individual review of such businesses to address potential impacts on the surrounding neighborhood and the Village as a whole and ensure that the design, configuration, and operation of the businesses are appropriate for a particular location. The amended regulations will apply to all residential districts throughout the Village.

### **Necessity of Amendment**

The amendment is necessary in order to address certain vagaries that exist in the current Zoning Ordinance. Amended regulations will address in a specific way payday lending, title loan, general sales dealer, and related uses by creating definitions, use classifications, and a review process for a existing business types.

### **III. Recommendations**

Accordingly, by a vote of \_\_\_ to \_\_\_\_, the Development Commission recommends approval of the request.



Village of Hanover Park  
Community Development Department

INTEROFFICE MEMORANDUM

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**TO:** Chairman Wachsmuth and members of the Development Commission

**FROM:** Shubhra Govind, Director of Community and Economic Development

**SUBJECT:** **Public Hearing Re: Amendment to Zoning Code Regulations pertaining to Gymnastic Schools**

**ACTION REQUESTED:**  Approval  Disapproval  Information

**MEETING DATE:** **February 12, 2015**

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**REQUEST SUMMARY:**

The following request is scheduled for Development Commission review at 7:00 p.m. on February 12, 2015 in Room 214 of the Municipal Building, 2121 West Lake Street:

Text amendment to the Zoning Ordinance to permit Gymnastic Schools as a permitted use within the B-2 Local Business District, to include:

- Amendment to Section 110-5.1.2 – Permitted and Special Uses Table
- Amendment to Section 110-5.9.2 – B-2 Local Business District Permitted Uses v. Dance, music, martial arts and gymnastic schools

*Staff recommends a positive recommendation of the text amendment.*

**BACKGROUND/DISCUSSION**

Based upon feedback from businesses, staff recommends the addition of gymnastic schools as a permitted special use within the B-2 Local Business district. Gymnastic Schools are currently permitted by special use within the L-I limited industrial district.

Gymnastic Schools function similar to dance and martial arts schools, which are currently permitted uses in the B-2 district. They may require higher ceilings but can be accommodated within the height limit of 45-feet, as currently permitted in the B-2 district. It should be noted that gymnastic schools are different from gymnasiums and health clubs, whereby the customers are driving themselves and parking, and do not function as a school.

There are existing vacant spaces in the B-2 Local Business district that are conducive to accommodating this use, similar to dance and martial arts schools. Being located on major arterials, these sites are easily accessible and typically have adequate parking available. The parking requirement for a shopping center is 5 spaces/1000 sq. ft. and that for dance, music and

martial arts schools is 3 spaces/1000 sq. ft. The parking needs for a gymnastic school would be very similar to that of a dance or martial arts school as well, with parents dropping off/picking up students.

The permitting of gymnastic schools in the B-2 district will be in conformance with the Comprehensive Plan goals of fostering civic pride by ensuring facilities and services are responsive to the needs of citizens and the business community, and promoting development of businesses in visible and convenient locations. The Comprehensive Plan also calls for assisting property owners recruit tenants that match existing spaces.

A survey of surrounding communities found that gymnastic schools are generally permitted in the same commercial districts as dance and martial arts schools, and are typically located on major arterials. Permitting of gymnastic schools in the B-2 district would be in keeping with neighboring communities such as Roselle, Bartlett, and Streamwood:

Roselle: Dance, music and martial arts schools permitted in B2 Convenience shopping district

Bartlett: Existing Gymnastic school in B3 Neighborhood shopping district

Streamwood: Health clubs, dance schools permitted in C3 commercial located on major arterial.

### **RECOMMENDATION**

Staff recommends approval of the request for a text amendment to allow gymnastic schools as a permitted use in the B-2 Local Business District.

The following amendments to the Zoning Ordinance are recommended:

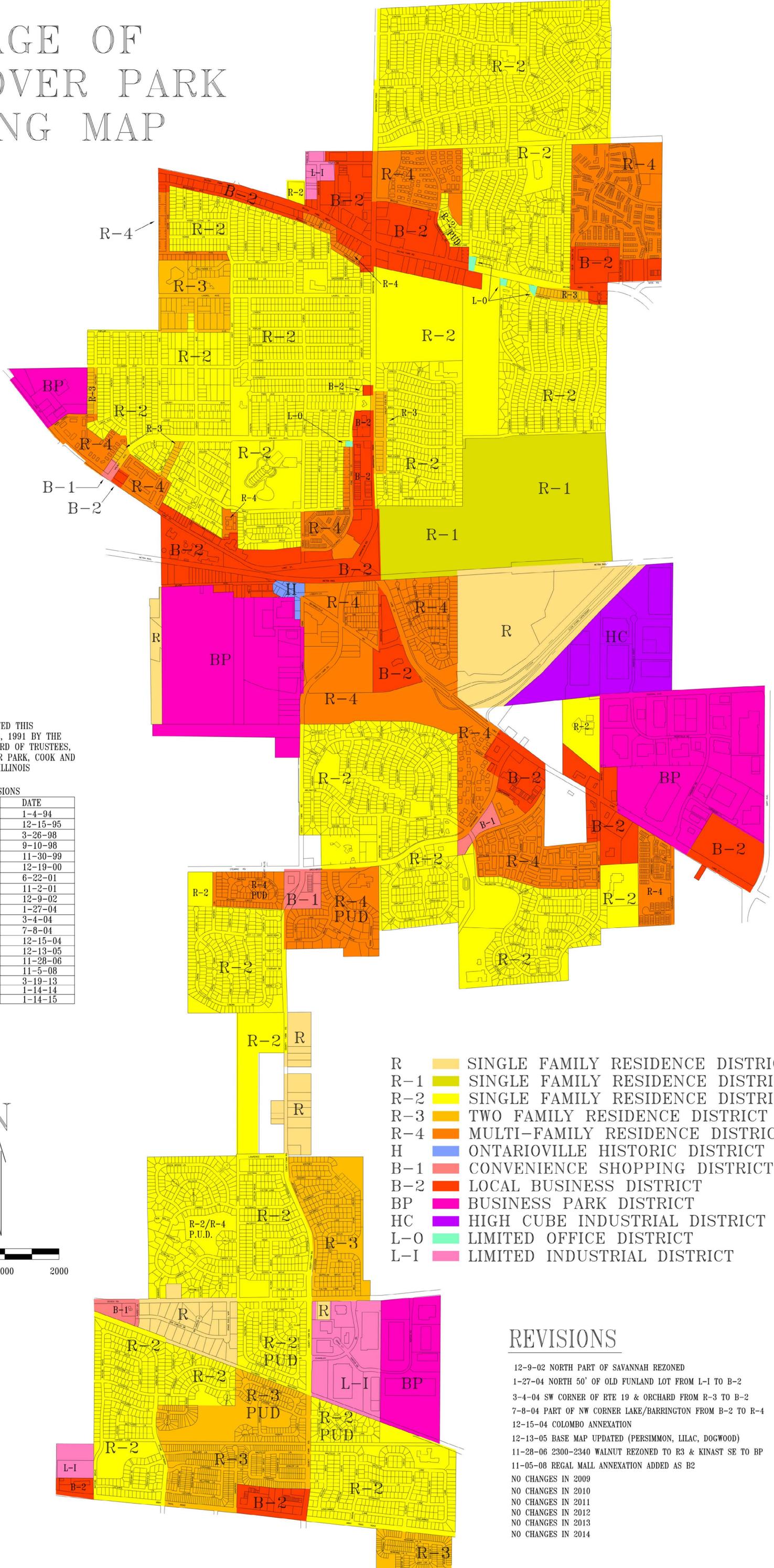
- Amendment to Section 110-5.1.2 – Permitted and Special Uses Table
- Amendment to Section 110-5.9.2 – B-2 Local Business District Permitted Uses  
v. Dance, music, martial arts and gymnastic schools

### **ATTACHMENTS**

Exhibit 1 – Zoning Map

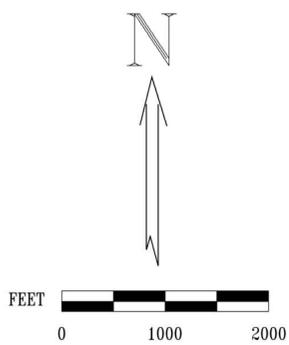
Exhibit 2 – Draft Findings of Fact

# VILLAGE OF HANOVER PARK ZONING MAP



PASSED AND APPROVED THIS  
17 DAY OF OCTOBER, 1991 BY THE  
PRESIDENT AND BOARD OF TRUSTEES,  
VILLAGE OF HANOVER PARK, COOK AND  
DUPAGE COUNTIES, ILLINOIS

REVISIONS	
BY	DATE
WILLIAM BECKMAN	1-4-94
WILLIAM BECKMAN	12-15-95
WILLIAM BECKMAN	3-26-98
WILLIAM BECKMAN	9-10-98
WILLIAM BECKMAN	11-30-99
WILLIAM BECKMAN	12-19-00
WILLIAM BECKMAN	6-22-01
WILLIAM BECKMAN	11-2-01
WILLIAM BECKMAN	12-9-02
WILLIAM BECKMAN	1-27-04
WILLIAM BECKMAN	3-4-04
WILLIAM BECKMAN	7-8-04
WILLIAM BECKMAN	12-15-04
WILLIAM BECKMAN	12-13-05
WILLIAM BECKMAN	11-28-06
WILLIAM BECKMAN	11-5-08
NO REVISIONS	3-19-13
NO REVISIONS	1-14-14
NO REVISIONS	1-14-15



- R SINGLE FAMILY RESIDENCE DISTRICT
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 TWO FAMILY RESIDENCE DISTRICT
- R-4 MULTI-FAMILY RESIDENCE DISTRICT
- H ONTARIOVILLE HISTORIC DISTRICT
- B-1 CONVENIENCE SHOPPING DISTRICT
- B-2 LOCAL BUSINESS DISTRICT
- BP BUSINESS PARK DISTRICT
- HC HIGH CUBE INDUSTRIAL DISTRICT
- L-0 LIMITED OFFICE DISTRICT
- L-1 LIMITED INDUSTRIAL DISTRICT

## REVISIONS

- 12-9-02 NORTH PART OF SAVANNAH REZONED
- 1-27-04 NORTH 50' OF OLD FUNLAND LOT FROM L-1 TO B-2
- 3-4-04 SW CORNER OF RTE 19 & ORCHARD FROM R-3 TO B-2
- 7-8-04 PART OF NW CORNER LAKE/BARRINGTON FROM B-2 TO R-4
- 12-15-04 COLOMBO ANNEXATION
- 12-13-05 BASE MAP UPDATED (PERSIMMON, LILAC, DOGWOOD)
- 11-28-06 2300-2340 WALNUT REZONED TO R3 & KINAST SE TO BP
- 11-05-08 REGAL MALL ANNEXATION ADDED AS B2
- NO CHANGES IN 2009
- NO CHANGES IN 2010
- NO CHANGES IN 2011
- NO CHANGES IN 2012
- NO CHANGES IN 2013
- NO CHANGES IN 2014

**DEVELOPMENT COMMISSION**  
**DRAFT FINDINGS OF FACT**  
**TEXT AMENDMENT**  
**GYMNASTIC SCHOOLS AS PERMITTED USE IN B-2 DISTRICT**

**I. Subject**

Consideration of a request by the Village of Hanover Park for a text amendment to the Zoning Ordinance to permit Gymnastic Schools as a permitted use within the B-2 Local Business District, to include:

- Amendment to Section 110-5.1.2 – Permitted and Special Uses Table
- Amendment to Section 110-5.9.2 – B-2 Local Business District Permitted Uses

**II. Findings**

On February 12, 2015 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the text amendment, no objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the text amendment request:

**Conformance with Comprehensive Plan**

Approval of the text amendment is in conformance with the Comprehensive Plan. Permitting gymnastic schools in the B-2 district will promote several key visions of the Village, including Comprehensive Plan goals of fostering civic pride by ensuring facilities and services are responsive to the needs of citizens and the business community, and promoting development of businesses in visible and convenient locations. The Comprehensive Plan also calls for assisting property owners recruit tenants that match existing spaces.

**Public Interest**

The text amendment is in the public interest and is not solely for the interest of the applicant. Permitting gymnastic schools in the B-2 district will allow for expanding a business activity, similar to dance and martial arts schools currently permitted in the B-2 district, which is readily available and accessible for such use.

**Necessity of Amendment**

The amendment is necessary due to certain vagaries that exist in the current Zoning Ordinance. The amendment will make it possible to permit gymnastic schools in the B-2 district, thereby increasing functionality of the use in the Village.

**III. Recommendations**

Accordingly, by a vote of -- to --, the Development Commission recommends approval of the request.