



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, December 11, 2014 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 August 14, 2014.
 - 5-b. Regular meeting Minutes of September 10, 2014.
 - 5-c. Regular meeting Minutes of October 9, 2014.
 - 5-d. Regular meeting 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, and legally described as follows:

Lot 5 in Turnberry Lakes - Hanover No. 1, being a subdivision in Section 5 and in the North ½ of Section 8, all in Township 40 North, Range 10, East of the third principal meridian, according to the Plat thereof recorded July 30, 1991 as Document R91-096094, in DuPage County, Illinois.

PIN: 02-05-302-001-0000
Common Address: 4475 Turnberry Drive, Hanover Park, Illinois 60133
 - 6-b. **2015 Development Commission Schedule:** Request to approve.

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, August 14, 2014

7:00 p.m.

MINUTES

1. CALL TO ORDER: ROLL CALL

Co-Chairperson Mercier called meeting to order at 7:06 p.m.

PRESENT: Commissioners: James Aird, Arthur Berthelot, Mark Mercier,
Gary Rasmussen, Scot Neil

ABSENT: Commissioners: Patrick Watkins, Auxiliary Member Parthiv
Patel, Chair Wachsmuth

ALSO PRESENT: Director Shubhra Govind, Village Planner
Katie Bowman, Recording Secretary Kathleen
Arnold, Acting Chief of Inspectional
Services, Tom Hatzold

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None.

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of July 17, 2014.

Motion by Commissioner Neil to approve the Minutes of July 17, 2014, seconded by
Commissioner Berthelot.

Voice Vote:

All AYES.

Motion Carried: Approved the Minutes of July 17, 2014.

6. **ACTION ITEMS:**

6-a. Public Hearing: to consider major and comprehensive Text Amendments to the following Section of the Village of Hanover Park Zoning Ordinance:

- i. Section 110-6.6 Accessory Uses and Structures
- ii. Section 110-6.7 Temporary Uses and Structures
- iii. Section 110-6.8 New Lighting Regulations

Co - Chairperson Mercier: Entertains a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Bowman presented to the Commission updates since the last meeting. Staff proposes to incorporate changes to individual sections of the Municipal Code for Accessory Uses and Structures and Temporary Uses and Structures and add New Lighting Regulations as a new Unified Development Ordinance at this time.

Updates to the Accessory Uses and Structures, Temporary Uses and Structures and New Lighting Regulations have been developed based upon additional research and consultation with the Village Attorney and include some consolidation of requirements, removal of redundant or unneeded language, clarification of definitions, and updates based upon legal considerations. Additionally, the numbering of such sections has been changed to correlate with the current Zoning Ordinance. Staff does not recommend that updates to the Adverse Impact Performance (Environmental) Standards be adopted at this time.

The Public Notice was published in the *Daily Herald* on July 30, 2014.

Village Planner Bowman then presented a summary of the text amendments before the Commission, with questions and comments throughout.

Commissioner Berthelot confirmed why the Village does not require a license for Day care homes and only the State does in Section 6.6.1.b, accessory uses.

Commissioners Aird, Berthelot, and Mercier discussed clarification of home occupation regulations, Section 6.6.1.d, related to the ability to ship product from a home, but not to have customers visit the home to purchase product. Item 6.6.1.d.10 was suggested to be struck as redundant and an additional item was recommended to clarify

that no commercial auto repair is permitted from the home

Commissioners discussed clarification of driveway regulations, Section 6.6.2.c.

Commissioner Berthelot recommended that 18 inch ‘ribbons’ of different material along a driveway count towards the overall permitted driveway width, unless they are permeable material. He recommended that a requirement for additional landscaping to screen a driveway ‘swing out’ in a front yard and the ability to have driveways at different elevations be considered. He also requested that the width of driveways for duplexes be restricted.

Co-Chairperson Mercier recommended that driveways be required to be at one elevation only and that any special cases may apply for a variance.

Following discussion, the Commissioners recommended the following updates to the section:

- An addition to or widening of a driveway shall be performed with the same material and at the same elevation as the existing driveway, except that a ‘ribbon’ of different material may be permitted along the sides of the driveway with a width of up to 18 inches. The width of such ‘ribbon’ shall count towards the overall permitted width of the driveway, unless constructed of pervious material such as brick or pavers.
- Updated diagrams will be provided which show what is permitted for driveway widening, distance from front door, etc.

Commissioner Berthelot requested adding a comment regarding “pet waste removal” to Section 6.6.2.d related to dog enclosure fences. It was confirmed that requirements related to the cleanliness of properties are included in the Property Maintenance Code.

Commissioner Aird questioned what can be done about existing fences that were installed near cable boxes and are restricting access.

Commissioners Aird, Berthelot, and Mercier discussed the location of fences in corner side yards with relation to the sidewalk, Section 6.6.2.d.7. The requirement that fences over 3 feet in height be 5 feet from a sidewalk was recommended. Staff will research similar requirements in neighboring communities and provide any recommended regulation changes via email.

Commissioner Aird proposed updating the wording of regulations for amateur radio antennas, Section 6.6.2.e.1, to reflect current technology..

Co-Chairperson Mercier proposed that up to two satellite dishes be permitted per

residential unit, that dishes may be up to 36 inches in diameter, and that they be permitted to have logos or symbols, but no further advertising, Section 110-6.6.2.e.3.

Commissioner Aird proposed more research is needed to see what the average diameter is before changing.

Commissioner Aird confirmed how the lighting levels in the table in Section 6.8.5 are enforced. Staff confirmed that existing lighting that does not comply may continue so long as it remains in good condition. When nonconforming lighting is repaired, it should be brought into conformance when possible. When such lighting is replaced, it shall be brought into conformance.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Bowman presents the Draft Findings of Fact and recommendations to the Commission.

Co-Chairperson Mercier entertained a Motion to approve the Draft Findings of Fact. Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Roll Call Vote:

AYES: Commissioners: Aird, Berthelot, Mercier, Rasmussen, Neil

NAYS: Commissioner: None

ABSENT: Commissioners: Watkins, Chairperson Wachsmuth,

Motion Carried: Approved the Draft Findings of Fact.

Co-Chairperson Mercier entertained a Motion to recommend approval of major and comprehensive Text Amendments to Chapter 110, Article VI, Section 110-6.6, Accessory Uses and Structures, Section 110-6.7, Temporary Uses and Structures, Section 110-6.8, New Lighting Regulations of the Village of Hanover Park Zoning Ordinance and forward to the Village Board for their consideration. Motion by Commissioner Berthelot to approve the text amendments and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

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

Motion Carried: Approved.

7. **TOWNHALL SESSION:** None.

8. **OLD BUSINESS (NON-ACTION ITEMS):**

1. **Street Trees**– Village Planner provided an update on regulations related to street trees and actions the Village is taking to address trees affected by the emerald ash borer. The Village removes and replaces a portion of affected trees each year. This year, the northern part of DuPage County will be addressed. The Village is responsible for maintaining street trees. If residents have a concern with their street tree, they may contact the Public Works Department.

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

9-a. Village Planner Bowman

1. **New Staff Liaisons of Development Commission** – Introduced Community & Economic Development Administrative Assistant, Kathleen Arnold, who will serve as Recording Secretary. Introduced Acting Chief of Inspectional Services, Tom Hatzold, who will serve as Inspectional Services staff liaison.
2. **French Market** – Work to move the market to the Metra parking lot and recruit vendors was discussed.
3. **Hanover Park Education & Work Center** – The Center will hold an open house on Thursday, August 21st in the Hanover Square Shopping Center. All are invited.
4. **Bakers Square (7600 Barrington)** – An application has been received for a special use and variance for a 3 unit retail building in the location of the former Baker’s Square out building. A public hearing will be held at the September Development Commission meeting.
5. **APA State Conference** – The APA State Conference will be held in Evanston, IL from October 1-3, 2014. The Development Commission has funds for two members to attend training on October 2nd.
6. **Businesses under remodel** – A number of businesses are remodeling, including Wendy’s, Burger King, and the Westview Shopping Center.
7. **Old Menards Site (900 Irving Park)** – The developer interested in constructing affordable senior housing development in ranch-style units has applied for funding from IHDA (Illinois Housing Development Authority).

9-b. Commissioner Aird asked if there can be anything done about in the code to not allow two color siding on Duplexes. Staff noted that the exterior design and color of residential units is not currently regulated by the Village and is often enforced by homeowner associations or covenants.

10. ADJOURNMENT:

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 9:07 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 14th day of August, 2014

Mark Mercier, Co- Chairperson



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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, October 9, 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: James Aird, Gary Rasmussen, Scot Neil
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins, Arthur Berthelot, Parthiv
Patel, Mark Mercier

ALSO PRESENT: Village Planner Katie Bowman, Director
Shubhra Govind, Secretary Kathleen Arnold
Tony Phillips , 1501 E. Woodfield Rd, Suite
300, Schaumburg, IL 60173

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion to Amend Agenda:

Motion by Commissioner Aird to accept Agenda with the amended order as requested by
Chairperson Wachsmuth (table Minutes of 8-14-14 approval to next meeting when
Commissioner Mercier is present) seconded by Commissioner Rasmussen.

Motion to Approve Amended Agenda:

Motion by Commissioner Aird, seconded by Commissioner Rasmussen.

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.

Pending approval.

Voice Vote:

All AYES.

Motion Carried: Pending.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Tony Phillips – SAC Wireless for T-Mobile Wireless (applicant) on behalf of SBC Tower Holdings LLC (property owner) for a Special Use to allow installation of an additional wireless communications facility (non-village-owned facility) in the form of additional antennas and associated equipment on and around the existing tower structure, at 7460 Jensen Boulevard, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertains a motion to Open the Public Hearing.

Motion by Commissioner Aird to open the Public Hearing, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Planner Katie Bowman presents a summary of the request before the Commission for a Special Use. Hardcopies of Photos of Site, Site Plan and Elevations and a Draft Findings of Facts were presented to the Commission.

The Public Notice was published in the *Daily Herald* on September 24, 2014.

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

Sworn In – Tony Phillips, SAC Wireless (T-Mobile).

Tony Phillips presents their request for a Special Use to allow installation of an additional wireless communications facility (non-village-owned facility) in the form of additional antennas and associated equipment on and around the existing tower structure at 7460 Jensen Boulevard, Hanover Park, Illinois.

Commissioner Aird confirmed placement would be fully contained within the existing fence and that the antennas and associated equipment would be housed in outdoor exterior cabinets on a concrete pad.

Commissioner Rasmussen no questions.

Commissioner Neil no questions.

Chairperson Wachsmuth satisfied as well.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Bowman presents 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 Aird, seconded by Commissioner Rasmussen.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Facts.

Chairperson Wachsmuth entertained a Motion to recommend approval of request by Tony Phillips (applicant) on behalf of SAC Wireless for T-Mobile Wireless (applicant) on behalf of SBC Tower Holdings LLC (property owner) for a Special Use to allow installation of an additional wireless communications facility (nonvillage-owned facility) in the form of additional antennas and associated equipment on and around the existing tower structure, at 7460 Jensen Boulevard, Hanover Park, Illinois as approved in the Draft Findings of Fact and forward to the Village Board for their consideration.

Motion by Commissioner Neil as approved in the draft findings of fact for a Special Use to allow installation of an additional wireless communications facility (nonvillage-owned facility)in the form of additional antennas and associated equipment on and around the existing tower structure and forward to the Village Board for their consideration, seconded by Commissioner Rasmussen.

Roll Call Vote:

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

Motion Carried: Approved.

7. **TOWNHALL SESSION:** None.

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

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

9-a. Village Planner Bowman

1. **Westview Shopping Center** – At the last Board Meeting they did approve the request from Brixmor SPE-3, LLC Special Use and Variance request for 3 unit commercial outlot building.
 2. **Westview Shopping Center** – Fallis Clothing store parent company based in Los Angeles, is moving in spring 2015.
 3. **Commonwealth Edison** – Received a request for a Public Hearing for a special use to add a telecommunications facility and variance for an 85 foot monopole tower at 5881 County Farm Road.
 4. **Mobile Gas Station** – Gas tanks have been removed. Demolish to take place shortly. Completion of project targeted for spring 2015.
1. **ICSC Chicago Deal Making** – Village Planner Bowman attended and felt it was a positive meeting and people she spoke with are interested in investing money for redevelopment. In order to get Big National and High Volume Retailers we need new redevelopment projects to get Class A space Retailers are looking for. Areas to consider are Church Street Stations at Lake/Barrington Rd (near Subway) and across the street at Church/Lake Street. Please let us know if you know of anyone who is interested in a Franchise
 2. Department very busy preparing for:
 - a. CONECT Realtor and Business Reception
 - b. November – December Shop Local and HiLighter Newsletter
 - c. Mayor’s Choice Award Campaign
 - d. Ribbon Cuttings (Corrigan Moving and Storage, ChiroCenter and Dulce Vida Juice Bar).
 3. CMAP Homes for a Changing Region – paying for a consultant to conduct a regional housing study for Hanover Park and two other surrounding villages. There will be no cost to the village other than Staff time.

9-c. Chairperson Wachsmuth asked if there was any interest in the Old Menards site on Irving Park Road/Old Salem Circle

10. ADJOURNMENT:

Motion by Commissioner Neil, seconded by Commissioner Aird.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:31 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 9th day of October, 2014

Virginia Wachsmuth, Chairperson



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VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION SPECIAL MEETING Municipal Building, Room 214 Hanover Park, IL Wednesday, September 10, 2014 7:00 p.m. MINUTES

1. CALL TO ORDER: ROLL CALL

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

PRESENT: Commissioners: James Aird, Arthur Berthelot, Mark Mercier,
Gary Rasmussen, Scot Neil, Parthiv Patel,
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins

ALSO PRESENT: Village Planner Katie Bowman, Inspectional
Services Tom Hatzold, Secretary Kathleen
Arnold
Jeff Slavish, Brixmor Property Group, 40
Skokie Blvd. Suite 600, Northbrook, IL
60062; Wayne Marth, Shive-Hattery, Inc.,
3025 Highland Pkwy, Ste 140, Downers
Grove, IL 60516.

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

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.

Pending approval.

Voice Vote:

All AYES.

Motion Carried: Pending.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertains a motion to Open the Public Hearing. Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Sworn In – Auxiliary Parthiv Patel, Quorum obtained.

Village Planner Katie Bowman presents a summary of the request before the Commission for a Special Use and Variance. Visual slides were presented identifying the location and building rendering. Hardcopies of updates to the landscaping plan were presented to the Commission as well as plans for the drive-through facility.

The Public Notice was published in the *Daily Herald* on August 26, 2014.

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

Sworn In – Jeffrey Slavish, Brixmor SPE-3, LLC.

Jeffrey Slavish presents their request for a Special Use to permit a drive-through facility and Variance from the requirements for maximum lot coverage, minimum onsite parking, and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois.

Sworn In – Wayne Marth, Shive-Hattery, Inc.

Wayne Marth presents hardcopies of landscaping and plot of survey showing drive-through and describes the types of building materials that will be used for the façade.

Commissioner Mercier confirmed configuration of drive thru

- Noted practice of cars driving through open parking lot area to south, confirmed this will not be able to be addressed through this project.
- Confirmed location of customer and receiving doors.

Commissioner Patel – no questions.

Commissioner Aird confirmed proposed onsite planting areas.

Commissioner Rasmussen no questions.

Commissioner Neil no questions.

Commissioner Berthelot no questions.

Chairperson Wachsmuth good to see improvements on site.

Chairperson Wachsmuth entertained a motion to close the Public Hearing.

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Village Planner Bowman presents 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 Neil.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Facts.

Chairperson Wachsmuth entertained a Motion to recommend approval of request by Jeffrey Slavish (applicant) on behalf of Brixmor SPE-3, LLC (property owner) for a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping, for the construction of a commercial outlot building at the Westview Shopping Center, 7600 Barrington Road, Hanover Park, Illinois and forward to the Village Board for their consideration.

Motion by Commissioner Berthelot to approve a Special Use to permit a drive-through facility, and a Variance from the requirements for maximum lot coverage and minimum parking lot landscaping and forward to the Village Board for their consideration, seconded by Commissioner Neil.

Roll Call Vote:

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

Motion Carried: Approved.

7. **TOWNHALL SESSION:** None.

8. **OLD BUSINESS (NON-ACTION ITEMS):** Commissioner Mercier questioned where the diagram is for the fencing requirements.

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

9-a. Village Planner Bowman

1. **New Inspectional Services Member – Tom Hatzold** was introduced as the new Inspectional Services Acting Chief for the Development Commission.
2. **Westview Shopping Center** – A large closing retailer moving in shortly.
3. **Turnbury Lakes Business Center**– Conversations continue to open new businesses.
4. **Corrigan Moving and Storage Systems** – Ribbon Cutting has been confirmed for Wednesday, November 12th at 4:00 pm.
5. **NB Corporation of America** – Large expansion project.
6. **Wendy’s** – Renovations are complete and they are open for business.
7. **Mobile Gas Station** – Demolish and removal of the underground gas tanks takes place this week.
8. **ICSC Chicago Deal Making** – event will be October 7-8, 2014 and Village Planner Bowman will be attending.

9-b. Chairperson Wachsmuth asked about the shopping center at Bartels/Lake Street near Wendy's if any interest in that shopping center.

10. ADJOURNMENT:

Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 7:44 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 10th day of September, 2014

Virginia Wachsmuth, Chairperson



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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, November 13, 2014 7:00 p.m. MINUTES

1. CALL TO ORDER: ROLL CALL

Chairperson Wachsmuth called meeting to order at 7:06 p.m.

PRESENT: Commissioners: James Aird, , Arthur Berthelot, Parthiv Patel,
Chairperson Virginia Wachsmuth

ABSENT: Commissioners: Patrick Watkins, Gary Rasmussen , Scot Neil
,Mark Mercier

ALSO PRESENT: Director Shubhra Govind, Secretary Kathleen
Arnold, Mark C. Zahn, 464 N. Milwaukee,
Chicago, IL 60654 , George Gaulrapp, 3420
Katherine Drive, Jeff Schumacher, 207
Crooked Tree Ct, Linda N. Stokes, 1822
Downey Ct, James McCarthy, 633 Swinford
Rd.

2. PLEDGE OF ALLEGIANCE:

3. ACCEPTANCE OF AGENDA:

Motion to Amend Agenda:

Motion by Commissioner Aird to accept Agenda with the amended order as requested by Chairperson Wachsmuth (table Minutes of 8-14-14 and 10-9-14 approval to next meeting when Commissioner Mercier is present) seconded by Commissioner Berthelot.

Motion to Approve Amended Agenda:

Motion by Commissioner Aird, seconded by Commissioner Berthelot.

Voice Vote:

All AYES.

Motion Carried: Agenda Accepted.

Motion by Commissioner Aird to accept Agenda with the amended order as requested by Chairperson Wachsmuth (table Agenda item 6.b Text Amendments to a future meeting seconded by Commissioner Patel.

Motion to Approve Amended Agenda:

Motion by Commissioner Aird, seconded by Commissioner Berthelot.

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.

Pending approval.

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

Pending approval.

Voice Vote:

All AYES.

Motion Carried: Pending.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Mark C. Zahn of David Mason & Associates, Inc. (applicant) on behalf of Rick Ranieri of Commonwealth Edison (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois

Chairperson Wachsmuth: Entertains a motion to Open the Public Hearing.

Motion by Commissioner Aird to open the Public Hearing, seconded by Commissioner Berthelot.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Village Director Shubhra Govind presents a summary of the request before the Commission for a Special Use and Variance. Hardcopies of Photos of Site, Site Plan and

Elevations and a Draft Findings of Facts were presented to the Commission.

The Public Notice was published in the *Daily Herald* on October 28, 2014.

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

Sworn In – George Gaulrapp – ComEd, Mark C .Zahn – David Mason & Associates, Jeff Schumacher – ComEd.

Jeff Schumacher – presents their request for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois

Per a notification from AT & T, Frontier and Verizon that they will no longer support the old analog circuitry, ComEd has implemented a five year project to update 250 substations.

Mark C. Zahn – presents site plan and explained the reason the pole has to be 85' and also why the pole has to be 5' vs 10' from the building. Additional landscaping was proposed for the north side of the site. The pole is designed to withstand a Level 5 hurricane and if it did come done the only disruption would be to ComEd's communication service. ComEd does not lease use of their communication devices.

George Gaulrapp – advised ComEd will provide Substation Training to Fire Fighters. Presented reasons for not paving due to attracting skateboarders and water run off issues. They will add more landscaping.

Sworn In – James McCarthy, 633 Swinford Road.

James McCarthy – expressed concern for property values and wanted to know if trucks would be coming in and out early in the morning and creating a noise issue. Would like new vegetation on the south side. He has had problems in the past with trees falling on his fence which he was not compensated for. He is concerned about the position of the pole as he can see it from his yard. His other neighbors are concerned and he does not know why they are not here.

Sworn In – Linda Stokes, 1822 Downey Ct

Linda Stokes – Concerned about the long term health effects of being so close to the high voltage.

Sworn In – **Arlene Sager**, 1031 Langford Road

Arlene Sager – concerned about interference of other technical devices such as Comcast and cell phone services.

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Commissioner Berthelot stated he understands request not to pave driveway due to skateboards. Would like to see bushes and trees shifted on property and recommended checking with the Hanover Park Forester on what to plant. Would they be parking trucks overnight or generating noise of running trucks non-stop. As with some cell phone towers would the antennas create a whistle sound when the breeze blows.

Commissioner Patel feels the driveway should not be paved and would like to see more landscaping.

Commissioner Aird expressed concern for safety of airplanes flying in and out of Schaumburg Airport and asked if a light was on top of the pole. Disagrees that the driveway needs to be paved.

Chairperson Wachsmuth is concerned about landscaping on the Bartlett side of the site and would like the village forester to make some recommendations for class A landscaping. Concerned for residents who live near substation and would ask that work be done during the hours of 7:00 am to 9:00 pm.

Village Director Govind presents 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 Aird, seconded by Commissioner Berthelot.

Roll Call Vote:

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

Motion Carried: Approved the Draft Findings of Facts.

Chairperson Wachsmuth entertained a Motion to recommend approval of request by Commonwealth Edison (property owner) for a Special Use from the Village of Hanover Park Zoning Ordinance for a wireless telecommunications facility (non-village-owned facility) and a Variance from the Village of Hanover Park Zoning Ordinance for a variance from the maximum 60 foot antenna height and a variance from the accessory structure location requirements, for the construction of an 85 foot tall monopole tower for wireless data communications at the existing ComEd substation site, located at 5881 County Farm Road, Hanover Park, Illinois as approved in the Draft Findings of Fact 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 installation of an additional wireless communications facility (nonvillage-owned facility) in the form of additional antennas and associated equipment on and around the existing tower structure and forward to the Village Board for their consideration, seconded by Commissioner Aird.

Roll Call Vote:

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

Motion Carried: Approved.

7. **TOWNHALL SESSION:** None.
8. **OLD BUSINESS (NON-ACTION ITEMS):** Village Director Govind asked the commissioners there thoughts on fence height for stone or chain link fences, can residents have 6' or 5'. The consensus of the commissioners is a chain link fence is utilitarian and does not look attractive over 5' and cannot have multiple types of fences.
9. **NEW BUSINESS (NON-ACTION ITEMS):**

9-a. Village Director Govind

1. **Corrigan Moving Systems** – Grand opening November 12th.

2. **4475 Turnberry Drive** – Received a request for a public hearing for a daycare.

10. ADJOURNMENT:

Motion by Commissioner Berthelot, seconded by Commissioner Aird.

Voice Vote:

All AYES.

Motion Carried: Meeting adjourned at 8:09 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 13th day of November, 2014

Virginia Wachsmuth, Chairperson



**Village of Hanover Park
Community Development Department**

INTEROFFICE MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development

SUBJECT: **Special Use for Daycare Center – 4475 Turnberry Dr.**

ACTION REQUESTED: Approval Disapproval Information

MEETING DATE: **December 9, 2014**

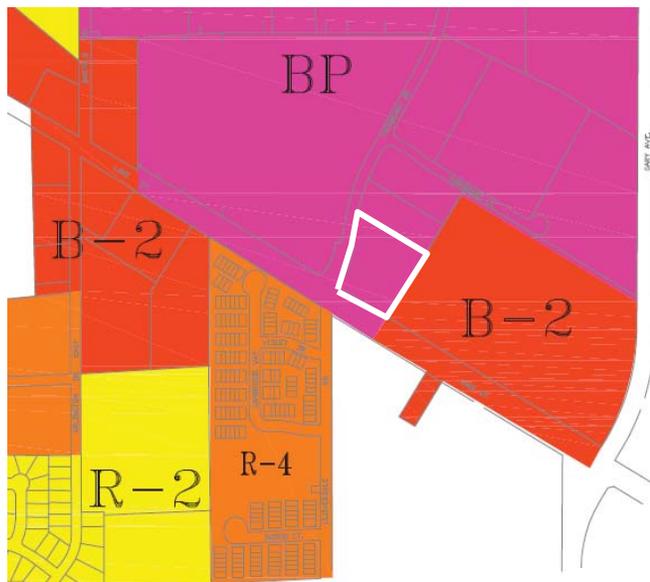
REQUEST SUMMARY

The following request is scheduled for Development Commission review at 7:00 p.m. on November 11, 2014 in Room 214 of the Municipal Building, 2121 Lake Street.

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.:

- Special Use per Section 110-5.10.3., to permit a Daycare Center

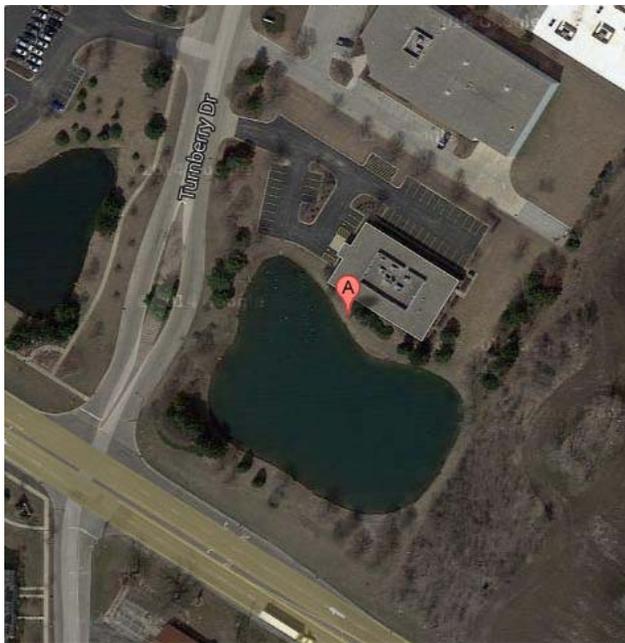
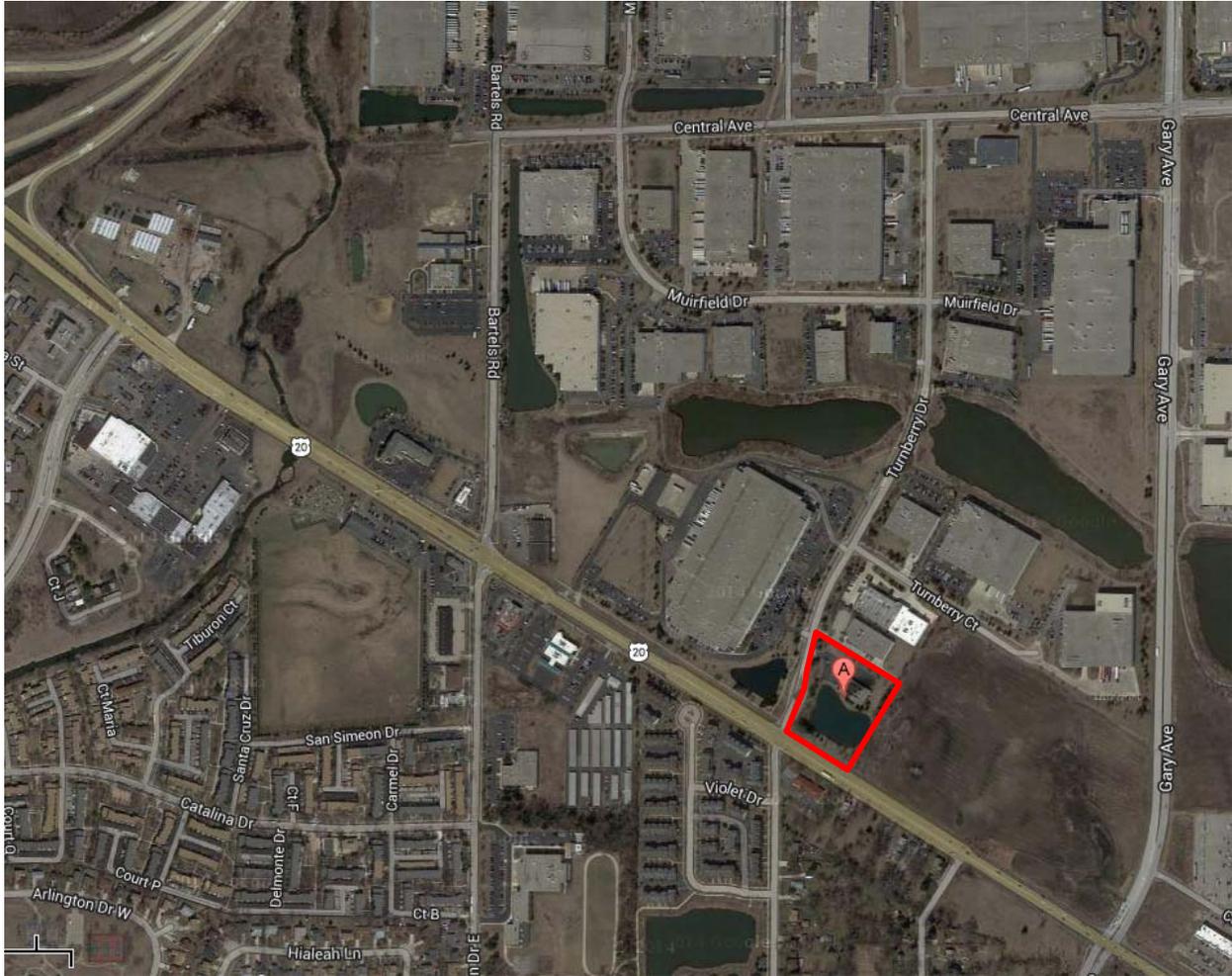
SURROUNDING ZONING AND LAND USES:



NORTH: BP Business Park
SOUTH: R-4 Multi Family - Townhomes
EAST: B-2 Local Business Dist
Vacant land
WEST: BP Business Park

Current Zoning and Land Use of the Property: BP Business Park, Vacant building

AERIAL MAP:



BACKGROUND

The subject property is located at the northeast corner of Turnberry Drive and Lake Street. The site is part of the Turnberry Lakes Business Park. The area was annexed into the Village in February 1990 (O-90-17).

The property contains a 9600 sq. ft. single story brick building, which is currently vacant. There is a lake on the south side of the property, which is maintained by the Turnberry Lakes Business Park Association. There are several light industrial users surrounding the property to the north and west. There is about 23 acres of undeveloped land to the east. The Savannah Townhomes are located southwest of Lake Street.

APPLICANT PROPOSAL:

The applicant proposes to use the building for a daycare center. The business will provide educational services for children ages 2-12, along with before and after-school child care. Additionally, the daycare will offer extra-curricular activities such as dance, music and language art classes.

The facility will be open Monday through Saturday, 7:00 am to 7:00 pm. The applicant currently operates two similar daycare facilities, one in Northbrook and the other in Schiller Park. A letter from the applicant is attached, providing additional details.

An enclosed play area is proposed in the rear. The applicant is also proposing to install a fence along the south side, to provide safety from the existing pond. The Turnberry Lakes Business Association is reviewing their request for conformance with the covenants of the Business Park.

STAFF COMMENTS

This is a good use for the location, as it can provide a service that the area can use – it can be a convenience for the employees of the business park as well as the residential uses in the region. The property has good visibility on Lake Street as well.

The use is permissible in the BP Business Park district as a Special Use. The Comprehensive Plan identifies the subject property for continued business park use and the future land use plan identifies it for commercial. The proposed use is in keeping with the overall goals of the Village. The use will provide a service that is currently in need in this community, and is consistent with the Comprehensive Plan Goal “Foster a diverse property and sales tax base that expands the Village’s supply of goods and services and increases employment opportunities within Hanover Park”. Additionally, Objective 1.1.5 of the Economic Development Plan element states that the Village should “assist property owners in recruiting tenants that match existing spaces” The subject building is designed to be conducive for office-type or similar uses, including the proposed use.

As outlined in the attached findings, Staff generally finds that the request meets the required findings of a Special use. The use will require no new traffic access or utilities to the site. As conditioned, the proposed special use may not be found to bring negative impact to surrounding properties or general health and welfare.

PUBLIC COMMENT

To date, staff has received no comments related to the application.

RECOMMENDATION

Move to adopt the draft Findings of Fact recommending approval of the request for a Special Use for a college use in the B-2 Local Commercial District for a Daycare Center at the property located at 4475 Turnberry Drive with the following conditions:

1. That a decorative metal fence be provided generally in the location shown on Exhibit 5, to be approved separately with a fence permit;
2. No outdoor display, sales, or storage of materials is permitted on the site.
3. No signs are approved as a part of this request.

ATTACHMENTS

Exhibit 1: Draft Findings of Fact

Exhibit 2: Applicant's letter detailing operations

Exhibit 3: Applicant's Special Use Criteria

Exhibit 4: Proposed Layout

Exhibit 5: Proposed Fence location



Looking east towards the front of the property

Looking south – Lake Street and beyond



Looking north:



EXHIBIT 1:
DEVELOPMENT COMMISSION
DRAFT FINDINGS OF FACT
SPECIAL USE – DAYCARE CENTER AT 4475 TURNBERRY DR.

I. Subject

Consideration of 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.:

- Special Use per Section 110-5.10.3., to permit a Daycare Center

II. Findings

On December 9, 2014 after due notice as required by law, the Hanover Park Development Commission held a public hearing on the subject request concerning the Special Use. No objectors appeared and no written objections were filed.

The Development Commission has made the following findings regarding the Special Use request:

A. Public Health, Safety, and Welfare

The proposed use will not be detrimental to or endanger the public health, safety or welfare of the community.

B. Surrounding Property Use and Value

The proposed development will not have a negative impact the use or value of other property in the immediate vicinity. The surrounding properties are developed with compatible uses.

C. Conformance with Comprehensive Plan

The proposed development is in conformance with the goals and objectives set forth in the Comprehensive Plan. The use will provide a service that is currently in need in this community, and is consistent with the Comprehensive Plan Goal “Foster a diverse property and sales tax base that expands the Village’s supply of goods and services and increases employment opportunities within Hanover Park”. It also addresses Objective 1.1.5 of ‘recruiting tenants that match existing spaces...’

D. Development and Improvement of Surrounding Property

The proposed development will not impede the normal and orderly development and improvement of surrounding properties. All adjacent parcels are developed or prepared for development of commercial and community uses.

E. Utilities, Access Roads, and Drainage

The proposed development will utilize existing utilities, access roads, drainage and other facilities on the site, which are found to be adequate for such use. Existing access roads provide safe and efficient traffic flow to and within the site.

F. Ingress and Egress to Public Streets

The proposed development will utilize existing ingress and egress to the site from Turnberry Drive.

G. Conformance with Zoning Restrictions

The property is zoned BP Business Park District. No structural additions are proposed to the building. The parking and landscaping are in conformance with the restrictions of the Zoning Ordinance.

H. Minimization of Adverse Effects

The proposed use will be housed inside an existing building and sufficient parking. Landscaping and screening already exist on the site. The proposed play area will be fenced.

III. Recommendations

Accordingly, by a vote of -- to --, the Development Commission recommends approval of the request for a Special Use for a Daycare Center use in the BP Business Park District at 4475 Turnberry Drive, Hanover Park, IL.

EXHIBIT 2 -

Wyspa Dzieci Learning Center
4475 Turnberry
Hanover Park, Il. 60133
Phone: 773 301 4742



DESCRIPTION OF OPERATIONS

Wyspa Dzieci Learning Center is a type of place that would provide an environment for children to play, as well as to learn. It is a place where children can learn and develop in an atmosphere of tolerance and respect for cultural diversities.

The “Wyspa Dzieci Learning Center” (Island for Children) concentrates on children and their needs. At “The Island,” they are able to expand their interests and grow, through taking part in a wide range of creative activities, including art, theater workshops, modern dance with elements of ballet, and foreign languages.

The purpose of the business is to provide educational services for children ages 1.5 – 12, based on similar successful models that I tested and managed in Poland and currently in Schiller Park and in Northbrook. Our teachers, a staff of 30, are highly qualified and professional. We also employ psychologists and speech therapists to provide extra assistance for children with learning disabilities. That gives them a solid background for their future education. Moreover, we offer a wide range of extra-curricular activities, such as dancing and music classes.

Our facilities are opened from 7AM to 7PM Monday through Saturday. During the weekends we organize special events. We also have an outdoor park where we engage in many activities-weather permitting.

EXHIBIT 3 – APPLICANT’S SPECIAL USE DETAILS

- 1. Describe the anticipated effect of the requested special use on the public health, safety, morals, comfort, and general welfare. An explanation should also be provided if no effect is anticipated.**

I am anticipating positive effect on our clients (parents), because we will provide safe and pleasant environment for their children. Our clients will consist of parents from surrounding suburbs, including Hanover Park. As part of our curriculum, we will provide self-defense classes for children and parents, ethics and religion class for children and an anti-bullying program. These programs will raise awareness, provide safety and spike up the morals among the members of your community.

- 2. Describe the anticipated effect of the requested special use on neighboring property values and the use and enjoyment of surrounding property. An explanation should also be provided if no effect is anticipated.**

Learning Center will have a positive impact on the surrounding properties. First we will present a safe and clean property to set an example. Next, we will draw the attention of many people (parents) who could be potential clients for neighboring business. In addition, by providing a high quality education, we will make the neighborhood attractive non-residents who are looking to reside in the Hanover Park area.

- 3. Describe whether the requested special use will prevent the development or improvement of neighboring properties. An explanation should also be provided if no effect is anticipated.**

No, there are no neighboring schools. Thus, my learning center will not interfere with anything.

- 4. Describe how adequate utilities, access roads, drainage, and any other necessary facilities infrastructure will be provided with the requested special use.**

No changes will be made to the infrastructure.

- 5. Describe how access to the site will be provided and how it will affect traffic volumes and patterns on adjoining streets. An explanation should also be provided if no effect on traffic is anticipated.**

Our client will use their own vehicles to drop off the children and use parking on our property. Everything will be handled quickly and with no crowding effects. Parents will not be arriving at the same time as classes start and end at a different hour. Parking will be free for the parents.

- 6. Are there any other requests in conjunction with this special use request?**

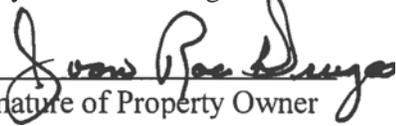
None

- 7. Describe those actions and improvements to be taken to reduce adverse effects on neighboring property.**

Learning Centers always have positive effects for neighborhood . There are no neighboring schools or learning centers to create a competition.

AUTHORIZATION

I / we certify that all of the information submitted as part of this application is true and correct to the best of my / our knowledge and belief.



Signature of Property Owner



Property Owner Name (please print)

Signature of Applicant
(if different than property owner)

Applicant Name (please print)

Signature of Trust Officer
(if applicable)

Trust Officer Name (please print)

EXHIBIT 4:
PROPOSED LAYOUT:

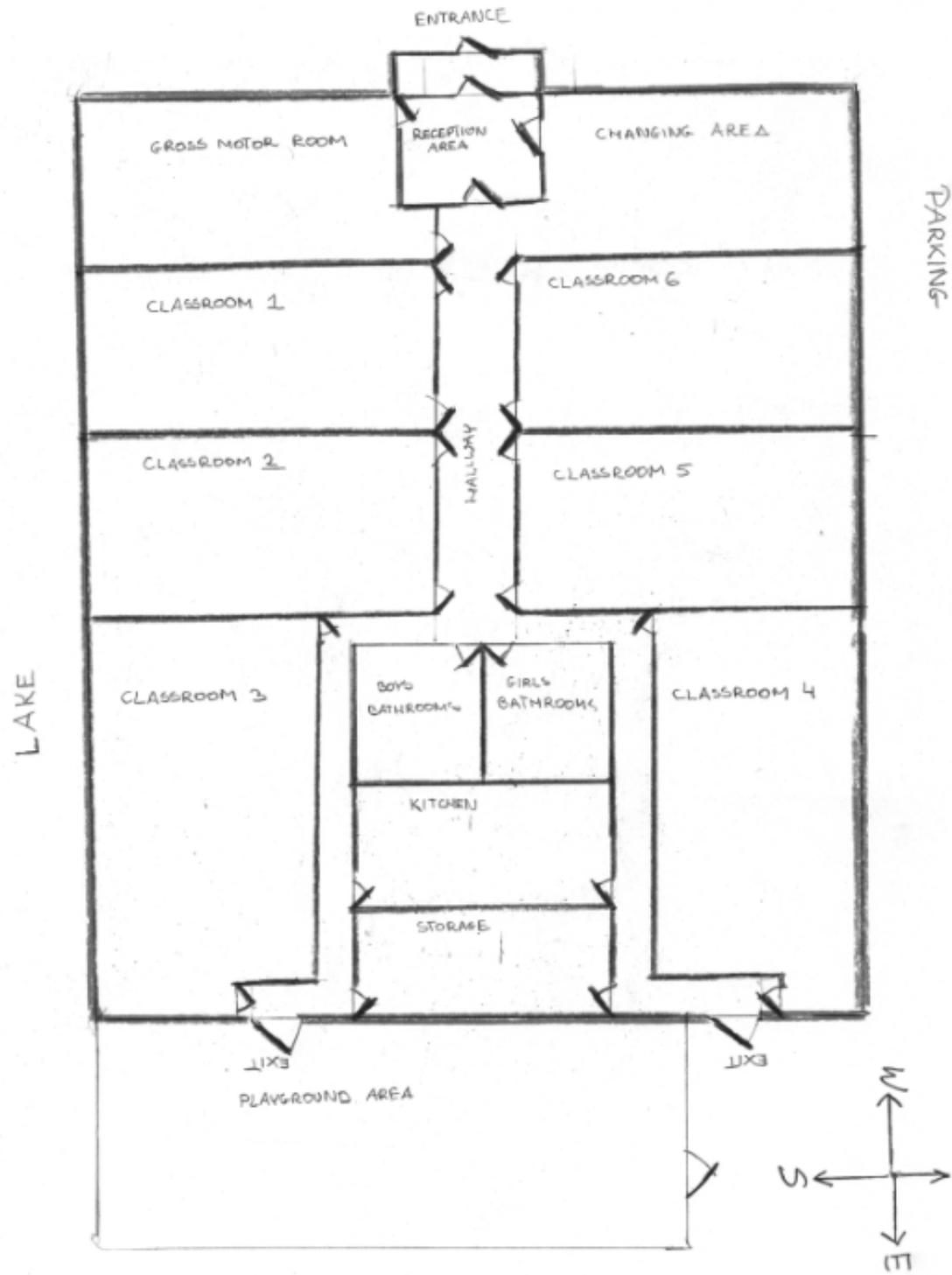
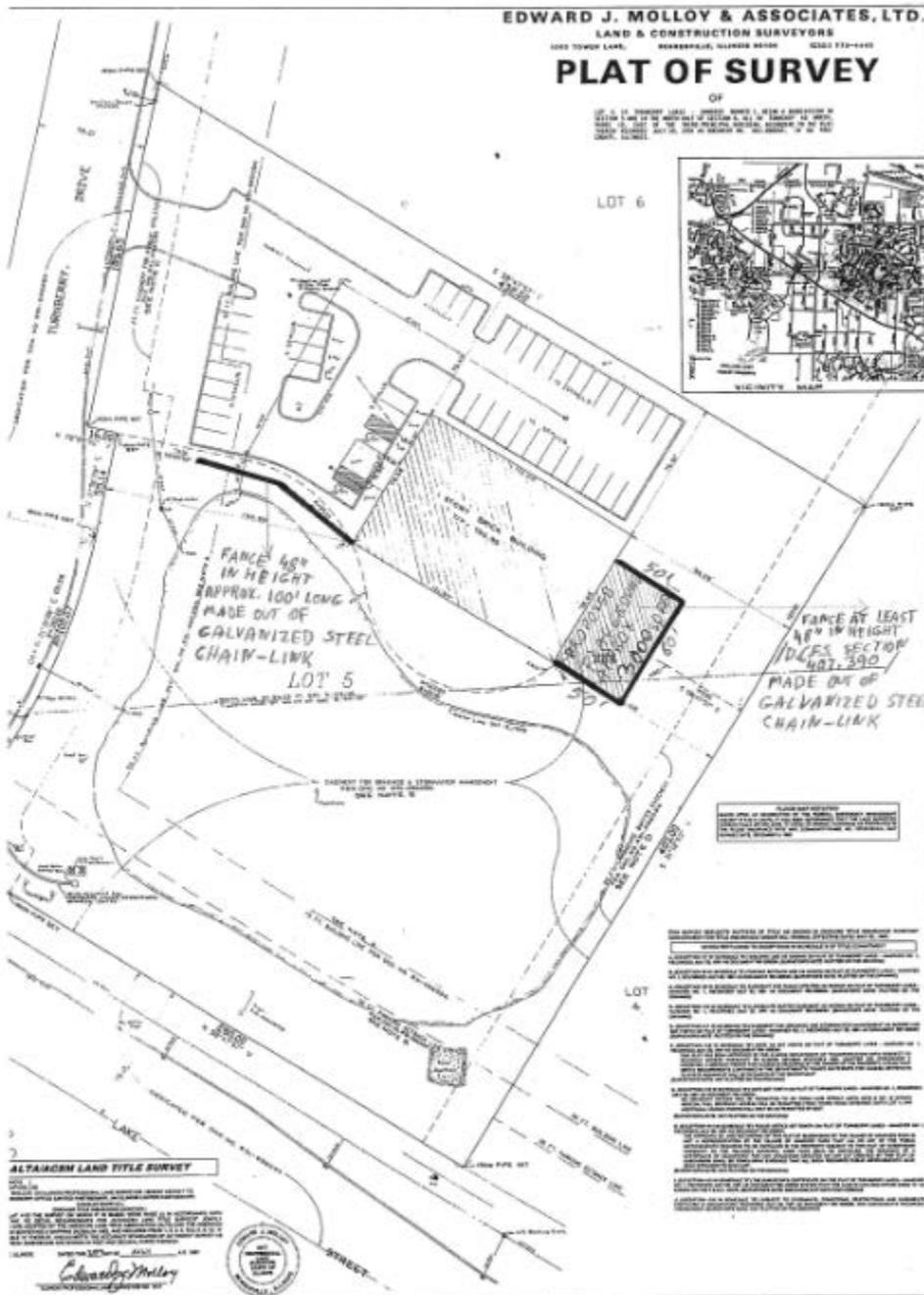


EXHIBIT 5: PROPOSED FENCE LAYOUT



PUBLIC NOTICE is hereby given that the regularly scheduled meetings of the President and Board of Trustees, Boards and Commissions/Committees of the Village of Hanover Park are as follows for the calendar year, 2015:

DEVELOPMENT COMMISSION

**(2nd Thursday of each month *Unless Otherwise Noted)
7:00 PM**

January 8, 2015
February 12
March 12
April 9

May 14
June 11
July 9
August 13

September 10
October 8
November 12
December 10