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

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VILLAGE OF HANOVER PARK
DEVELOPMENT COMMISSION
REGULAR MEETING
Municipal Building, Room 214
Hanover Park, IL
Thursday, March 10, 2016
7:00 p.m.

1. **CALL TO ORDER: ROLL CALL**
Chairperson Wachsmuth called meeting to order at 7:30 p.m.

PRESENT:	Commissioners:	James Aird, Arthur Berthelot, Chairperson Virginia Wachsmuth, Joe Serauskas, Parthiv Patel
ABSENT:	Commissioners:	Scot Neil, Patrick Watkins, Gary Rasmussen
ALSO PRESENT:		Director Shubhra Govind, Village Planner Patrick Ainsworth, Planning Intern Daniel Osoba, Chris Allen (applicant) 355 E. Chicago St, Elgin, IL 60120, 847-888-5000 ext. 5058 Mark Bozik, 28 N. First St, Geneva, IL 60134, 630-44-3018 Greg Berna, 355 E. Chicago St, Elgin, IL 60120, 847-888-5000 ext. 2267 Bonnie Compton, 7231 Jonquil Terrace, Hanover Park, IL 60133 Patricia Carey-Roe 7211 Jonquil Terrace, Hanover Park, IL 60133

2. **PLEDGE OF ALLEGIANCE:**

3. **ACCEPTANCE OF AGENDA:**
Motion by Commissioner Berthelot, seconded by Commissioner Aird.
Voice Vote:
All AYES.
Motion Carried: Agenda Accepted.

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

5. **APPROVAL OF MINUTES**:
5-a. Regular meeting Minutes of August 13, 2015.

Motion by Commissioner Berthelot to approve the Minutes of August 13, 2015, seconded by Commissioner Aird.
Voice Vote:
All AYES.
Motion Carried: Approved the Minutes of August 13, 2015.

6. **ACTION ITEMS**:

6-a. **Public Hearing** to consider a request by Kent Utsurogi (applicant) on behalf of the J & J Real Estate, LLC. (property owner) for approval of a Planned Unit Development Amendment with variations, to expand the building located at 1900 Army Trail Road, Lot 3 of the Sandpiper Court Center Subdivision, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertained a motion to Open the Public Hearing.
Motion by Commissioner Berthelot to open the Public Hearing, seconded by Commissioner Aird.
Voice Vote:
All AYES.
Motion Carried: Public Hearing Opened.

Village Planner Ainsworth presented a memorandum of the request before the Commission. Agenda item 6-a will be tabled to the May 12, 2016 regular meeting. The applicant must research and amend the plans to accommodate for private restrictions.

Chairperson Wachsmuth entertained a motion to table Agenda Item 6-a to the May 12, 2016 meeting.
Motion by Commissioner Berthelot, seconded by Commissioner Aird.
Voice Vote:
All AYES.
Motion Carried: Continue Action Item 6-a to the May 12, 2016 regular Development Commission meeting.

6-b. **Public Hearing** to consider a request by Chris Allen (applicant) on behalf of the Illinois School District U-46 (property owner) for approval of a Variance for Lot Coverage, to expand the school building located at 1750 Laurel Avenue, Hanover Park, Illinois.

Chairperson Wachsmuth asked staff to present a brief presentation.

Village Planner Ainsworth presented a PowerPoint presentation including: an aerial view of the property, a zoning districts map, photographs of the property where the addition is going to be located, photos showing the current context, the site plan showing proposed six classroom addition, architectural designs and elevations. The public notice was published in the Daily Herald on February 24, 2016. The presentation also included a zoning analysis which includes a lot coverage of 50%, where 35% is permitted and how a public school is permitted in the zone. The plan meets or exceeds every other regulation except for the lot coverage for which they are asking for a variance. Staff recommends approval for the request with two conditions: the proposed improvements shall substantially comply with the plans and elevations prepared by Arcon, unless otherwise amended to comply with all applicable codes and ordinances, and no signs are approved as part of this request.

Chairperson Wachsmuth called the petitioner to the podium to be sworn in.

Sworn In: Chris Allen (applicant), Illinois School District U-46, 355 E. Chicago St. Elgin, IL 60120

Chris Allen presented on behalf of Illinois School District U-46, a request for a variance for lot coverage to add six permanent classrooms to the principle building at 1750 Laurel Avenue and remove the two mobile classrooms on the property. The height of the new addition will be 14'.

Sworn In: Mark Bozik, Kane County Regional Office of Education, 28 N. First St, Geneva, IL 60134

Mark Bozik presented the history and background of the property. He mentioned there was a recent Illinois Supreme Court case that requires school districts to comply with local zoning ordinances. This is the one of the first cases in the state of Illinois to address this issue and U-46 will work to meet zoning requests, but it is hard to have lower lot coverage when the property has to take care of the students and the parking involved.

Sworn In: Greg Berna, Illinois School District U-46, 355 E. Chicago St. Elgin, IL 60120

Greg Berna explained the technical issues of storm water and drainage issues for the site. They are working with the Village to address the storm water issues with the site by replacing the on-site storm sewer system.

Chairperson Wachsmuth called anyone from the audience who signed in to speak on this item to the podium to be sworn in.

Sworn In: Bonnie Compton, 7231 Jonquil Terrace, Hanover Park, IL 60133

Bonnie Compton owns one of the homes that abuts directly next to Laurel Hill Elementary School. The issue of drainage was brought up and whether or not this project will address the water problem. During rainstorms the property floods with storm water and drains onto abutting property. The construction crews also closed three drains in the parking lot which could be a larger issue if it does rain before construction is finished.

Greg Berna, after being summoned by the board to answer some of these questions, replied that they are working on the actual design, which will address the parking lot drainage issue. They must first verify where the flooding occurs. There will be some downtime during the construction, however the district has pumps ready to make sure it does not overflow.

Sworn In: Patricia Carey-Roe 7211 Jonquil Terrace, Hanover Park, IL 60133

Patricia Carey-Roe expressed concern of rainwater bubbling up with sanitary and storm water waste in the school parking lot. With the new addition, there will be no place to pump the standing water. Questioned how the project will address this problem.

Chairperson Wachsmuth noted that this is not part of this request for a lot coverage variance, but we will make a note of it in the public record and staff will look into it.

Director Govind explained the purpose of this meeting and how staff will express the concerns conveyed at this hearing to our Public Works and Engineering Department to address.

Chairperson Wachsmuth entertained a motion to close the taking of public testimony, Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Motion Carried: Close public testimony.

Commissioner Berthelot addressed the need for the school to expand, but is on the side of the neighbors. They need to have a plan in place to address these concerns and make it a guarantee.

Commissioner Serauskas noted that if this has been happening for 40 years, we need to solve the problem and not make it worse. We need a foolproof plan to make sure the neighbors do not suffer. The construction impact on the neighbors was also addressed as a concern. Asked the applicant to answer these questions.

Greg Berna responded saying they are working on the original design and have been aware of this problem. The parking lot was expanded a few years ago, but the storm sewer was not upgraded at that time. They have a new system designed to split the drainage between Briarwood and Laurel Avenue. The new line will go through the center of the parking lot.

Commissioner Aird asked if the storm water and sanitary were two different lines considering the site is in Cook County and is under MWRD jurisdiction. The two issues of drainage and lot coverage are related.

Director Govind responded that the lines are different.

Chairperson Wachsmuth noted that the design of the building looks good and balanced. The storm water drainage is an issue with removing more grass as well as having some aging pipes in Hanover Park. Considered this to be a better opportunity for the community. U-46 must be required to fix the drainage issue legally in order to do the addition of the six classrooms. Overall, this will be a benefit to the residents and the students. She asked about removing the mobile structures, parking for the staff during the construction and timing for completion.

Chris Allen noted that staff and visitor parking are met, but there are still people parking on the street. The mobile structures will be removed after construction is complete and the classrooms are finalized. The timing for completion is August

1, 2016.

Chairperson Wachsmuth requested Village Planner Ainsworth to present the Draft Findings of Fact and Recommendation to the Commission.

Village Planner Ainsworth presented the draft findings of fact and recommendation to the commission.

Chairperson Wachsmuth entertained a motion to approve the Draft Findings of Fact as amended to also address specific drainage issues, Motion by Commissioner Berthelot, seconded by Commissioner Aird.

Roll Call Vote:

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

Motion Carried 5 to 0. Recommend approval to the Village Board.
Motion Carried: Approved the Draft Findings of Fact.

6-c. Appointment of New Co-Chair

Chairperson Wachsmuth asked if anyone had any nominations for the new Co-Chair.

Commissioner Berthelot nominated Commissioner Aird.

Chairperson Serauskas seconded the nomination for Commissioner Aird.

Chairperson Wachsmuth entertained a motion to approve the nomination of Commissioner Aird to Co-Chair of the Development Commission.

Roll Call Vote:

AYES:	Commissioners:	Aird, Berthelot, Serauskas, Patel Chairperson Wachsmuth
NAYS:	Commissioners:	None

ABSENT: Commissioners: Watkins, Neil, Rasmussen

Motion Carried. Nomination of Commissioner Aird to Co-Chair.

6-d. 2016 Development Commission Schedule

Chairperson Wachsmuth asked if anyone has any questions or comments on the proposed schedule. There were not any questions or comments.

Chairperson Wachsmuth entertained a motion to approve the 2016 Development Commission Schedule as presented.

Roll Call Vote:

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

7. TOWNHALL SESSION: None.

8. OLD BUSINESS (NON-ACTION ITEMS: none

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Director of Community & Economic Development Shubhra Govind provided the following updates:

1. **Hanover Square Shopping Center** construction and façade update was discussed including new tenants, signage and landscaping. The amount of current vacancies was discussed and the property management was discussed.

2. **900 Irving Park Road** was discussed as staff is meeting with a developer for senior housing. The court process is ongoing and the removal of the parking lot was also discussed as part of the new development project.
3. **New Gas Station** has opened on Irving Park Road – Road Ready. The grand opening was held about a week ago.
4. **Olde Salem Café** is expanding to the next space over in the same shopping center.

5. **Bosnian Halal Restaurant** is opening soon and will provide new dining option. They are located at 5682 Arlington Drive East.
6. **Mattress Firm** located in the Menards outlot has started construction and foundation work is underway.
7. **The Kids Island Daycare** which was approved as a special use opened recently in the Turnberry business park.
8. **ComEd Electrical Towers Project** was discussed along the Elgin-O'Hare and terminating in the substation in Hanover Park/Bartlett.

10. ADJOURNMENT:
Motion by Commissioner Berthelot, seconded by Commissioner Aird.
Voice Vote:
All AYES.
Motion Carried: Meeting adjourned at 8:54 p.m.

Recorded and Transcribed by:

Daniel Osoba, Planning Intern
this 10th day of March 2016

James Aird, Co-Chair