



Village of Hanover Park  
Administration

Municipal Building  
2121 West Lake Street, Hanover Park, IL 60133  
630-823-5600 tel 630-823-5786 fax

hpi.org

Village President  
Rodney S. Craig

Village Clerk  
Eira Corral Sepúlveda

Trustees  
James Kemper  
Jon Kunkel  
Herb Porter  
Bob Prigge  
Rick Roberts  
Sharmin Shahjahan

Village Manager  
Juliana A. Maller

**VILLAGE OF HANOVER PARK  
DEVELOPMENT COMMISSION  
REGULAR MEETING  
Municipal Building, Room 214  
Hanover Park, IL  
Thursday, April 11, 2019  
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. Minutes of March 14, 2019.
6. **ACTION ITEMS:**  
6-a. **Preliminary Consultation for Subdivision:** to consider a Concept Site Plan for a 23.4 acre Planned Unit Development at the northwest corner of IL Route 20 and Gary Avenue, Hanover Park, Illinois, to proceed to Preliminary Plat phase.
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):** None
10. **ADJOURNMENT:**



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## VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Village Hall, 2121 Lake Street, Room 214 Hanover Park, IL Thursday, March 14, 2019 7:00 p.m. MEETING MINUTES

### 1. CALL TO ORDER: ROLL CALL:

**Chairperson Wachsmuth** called meeting to order at 7:04 p.m.

**Sworn in:** Commissioner Frosheiser as Regular Commissioner for voting rights.

**PRESENT:** Commissioners: Chairperson Virginia Wachsmuth, Ray Alvarez, Patrick Watkins, James Aird, Syed Hussaini, Tonya Frosheiser, Thomas Clark, Scot Neil and Joe Serauskas

**ABSENT:** Commissioners: Parthiv Patel

**ALSO PRESENT:** Director of Community and Economic Development Shubhra Govind and Secretary Kathleen Arnold

### 2. PLEDGE OF ALLEGIANCE:

### 3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Aird, seconded by Commissioner Neil.

**Voice Vote: ALL AYES.**

**Motion Carried:** Agenda Accepted.

### 4. PRESENTATIONS/REPORTS: None.

### 5. APPROVAL OF MINUTES:

**5-a.** Special meeting Minutes of January 31, 2019

Motion by Commissioner Serauskas, seconded by Commissioner Watkins.

**Voice Vote: ALL AYES.**

**Motion carried:** Approved the Special Meeting Minutes of January 31, 2019.

### 6. ACTION ITEMS:

**6-a. Public Hearing:** to consider a request by Bruce Phelps (applicant) on behalf of the Board of Education of School District U-46 (property owners) for variations from Zoning Code Section 110-5.5.4 regarding lot coverage and Section 110-6.6.4 regarding driveway width to reconstruct parking facilities at the Parkwood Elementary School located at 2150 Laurel Avenue, Hanover Park, Illinois.

**Chairperson Wachsmuth:** Entertained 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

**Director Govind** presented the request by Bruce Phelps on behalf of School District U-46, with the aid of a PowerPoint presentation.

The applicant provided Director Govind with the proof of mailings as required.

It was noted that staff had received a phone call from a resident who live near the school and was concerned about the impact of the driveway impeding traffic flow when parents drop off or pick up their children.

**Sworn in** Jeffrey A. Meindl, Parkwood Elementary School, 380 Sheppard Dr., Elgin, IL. 60123.

**Applicant Meindl** explained that Parkwood Elementary School qualified for improvement funds from the Board of Education School District U-46, since the heavy pavement material is crumbling and is badly in need of repair. It would be more cost effective to use newer materials that last longer. As they are redoing the parking lot, they are using these funds to also resolve safety issues with the width of the driveway and add more directional signage to help expedite the flow of cars and buses when dropping off and picking up students.

**Note:** Commissioner Hussaini's arrival at 7:19 p.m.

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

Motion by Commissioner Serauskas, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

**Note:** Two members of the public were present and did not provide any testimony.

**Questions from the Commissioners:**

**Commissioner Alvarez:** No questions or comments.

**Commissioner Serauskas:** Welcomes the change but questioned why they are removing the concrete slab between the two driveways?

**Applicant Meindl:** Responded the concrete slab will be removed to improve the flow of traffic and increase drainage areas. They will be adding striping to provide clear communication on traffic flow and increase safety.

**Commissioner Serauskas:** Questioned where are the buses turning around?

**Applicant Meindl:** Responded at the Northeast loop shown on the plan.

**Commissioner Watkins:** Questioned if the parking in the front was for guests and visitors and parking in the back was for teachers?

**Applicant Meindl:** responded yes, and the two lanes are for cars and buses to drop off students at designated areas.

**Commissioner Aird:** No questions or comments.

**Commissioner Clark:** Questioned why the front and back parking stalls are straight and did they consider angled parking to save space?

**Applicant Meindl:** Responded 90 degrees is better and accommodates more parking.

**Commissioner Neil:** No questions or comments.

**Commissioner Wachsmuth:** Where will the new vegetation go?

**Director Govind:** Responded the location for the new vegetation is shown on the Site Plan as #5.

**Commissioner Hussaini:** No questions or comments.

**Director Govind** presented the Draft Findings of Fact and recommendations to the Commission. With newly appointed Commission members present, she also explained the process for the Development Commission recommendation to be forwarded to the Village Board for final consideration of Approval. As this request shows a true hardship, and the applicant is not proposing these improvements to receive economic return, it meets the criteria of the code for variances and provides a safer and more efficient layout for the Parkwood Elementary School and surrounding community.

**Chairperson Wachsmuth** entertained a Motion to approve the Draft Findings of Fact as amended, Motion by Commissioner Aird, seconded by Commissioner Neil.

**Roll Call Vote:**

**AYES:**

Commissioners: Aird, Alvarez, Frosheiser, Neil, Serauskas, Watkins, and Wachsmuth

**NAYS:**

Commissioners: None

**ABSENT:**

Commissioners: Patel

**Motion Carried. Recommend approval.**

**Chairperson Wachsmuth** entertained a Motion to recommend approval of the request by Bruce Phelps (applicant) on behalf of The Board of Education of School District U-46 (property owners) for variations from Section 110-5.5.4 regarding lot coverage and Section 110-6.6.4 regarding driveway width to reconstruct parking facilities at 2150 Laurel Avenue, Hanover Park, Illinois., the Draft Findings of Fact and conditions as per staff report, and forward to the Village Board for their consideration.

Motion by Commissioner Serauskas to recommend approval of a Variation from Section 110-5.5.4 regarding lot coverage and Section 110-6.6.4 regarding driveway width to reconstruct parking at 2150 Laurel Avenue, Hanover Park, Illinois., and forward to the Village Board for their consideration, seconded by Commissioner Watkins.

**Roll Call Vote:**

**AYES:**

Commissioners: Aird, Alvarez, Frosheiser, Neil, Serauskas, Watkins, and Wachsmuth

**NAYS:**

Commissioners: None

**ABSENT:**

Commissioners: Patel

**Motion Carried. Recommend approval.**

**Chairman Wachsmuth** noted the Development Commission is a recommending body and this will go before the Village Board at their next meeting on April 4, 2019.

7. **TOWNHALL SESSION:** None
8. **OLD BUSINESS (NON-ACTION ITEMS):** None
9. **NEW BUSINESS (NON-ACTION ITEMS):** New Commissioners introduced themselves and provided short bios.
10. **ADJOURNMENT:**  
Motion by Commissioner Neil, seconded by Commissioner Serauskas.  
**Voice Vote: ALL AYES.**  
**Motion Carried:** Meeting adjourned at 7:53 p.m.  
**Recorded and Transcribed by:**

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**Kathleen Arnold, Secretary**  
this 14th day of March, 2019

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**James Aird, Chairperson**

**Village of Hanover Park  
Community & Economic Development Department**



*Hanover Park* <sup>USA</sup>

**STAFF MEMORANDUM**

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

**FROM:** Shubhra Govind, Director of Community & Economic Development  
Ellen Weber, Village Planner

**SUBJECT:** **Concept Plan for 23.4 Acre PUD at NWC Lake and Gary**

**ACTION REQUESTED:**  Approval  Disapproval  Discussion

**MEETING DATE:** **April 11, 2019**

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**REQUEST SUMMARY:**

Review a Concept Plan for the subdivision of the 23.4 acre property at the NW corner of Lake St. and Gary Avenue, to enable proceeding to Preliminary Plan and Plat phase.

**BACKGROUND/DISCUSSION**

BSTP Midwest, LLC, on behalf of LaSalle Investment Management, is proposing to subdivide the 23.4-acre parcel at the northwest corner of Gary Avenue and Lake Street (US Route 20) for a mixed-use development. The subdivision will include 3 lots – one for industrial and two for retail use. Additionally, the site will have three outlots for stormwater detention. Please see attached preliminary site plan illustrating the site layout, showing a retail building with a drive through, a fuel center, and an industrial building. The primary access for the development is provided via the extension of Thorn Road on the south, connecting with Gary Avenue to the east. IDOT and DuDOT review and approvals will be needed regarding the proposed access points.

The land was platted in 1994 as Lot 6 of Turnberry Lakes and is currently zoned B-2 Local Business District. In order to move forward, the Petitioner will request the following approvals:

- Preliminary Planned Unit Development
- Rezoning for the Industrial Portion from B-2 to BP (Business Park District)
- Preliminary and Final Plat of Subdivision
- Special Use Permits for an Automobile Service Station and any Drive Thru Facilities

A Development Commission public hearing will be set following receipt of all required documents for the application and comprehensive staff review.

**Sec. 90-62. - Preliminary consultation** in the Village Subdivision ordinance calls for an informal meeting where following a description by the developer of the proposed subdivision, the Development Commission determines if a 'sketch plan' is required or if they can move to Preliminary Plan phase.

**RECOMMENDATION**

Since the developer has already provided a draft Prelim. Plat drawing, staff recommends the Development Commission move the project to Preliminary Plan and Preliminary Plat of Subdivision, per **Sec. 90-62. - Preliminary consultation** in the Village Subdivision ordinance.

**ATTACHMENTS**

Exhibit 1 - Conceptual Prelim Plat/Site Plan

# PRELIMINARY PLAT OF SUBDIVISION FOR

# GARY & LAKE STREET SUBDIVISION

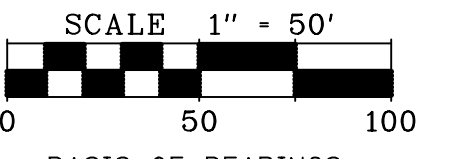
BEING A RESUBDIVISION OR PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, ALL IN TOWNSHIP 40 NORTH, RANGE 10EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

AREA TABLE	SQ. FT.	ACRES
LOT 1	470,931	10.811
LOT 2	155,309	3.565
LOT 3	79,227	1.819
OUTLOT A	48,366	1.111
OUTLOT B	133,036	3.054
OUTLOT C	44,024	1.011
OUTLOT D	63,789	1.464
DUPAGE CO DEDICATION	7,903	0.181
IDOT DEDICATION	16,952	0.390
TOTAL	1,019,557	23.406

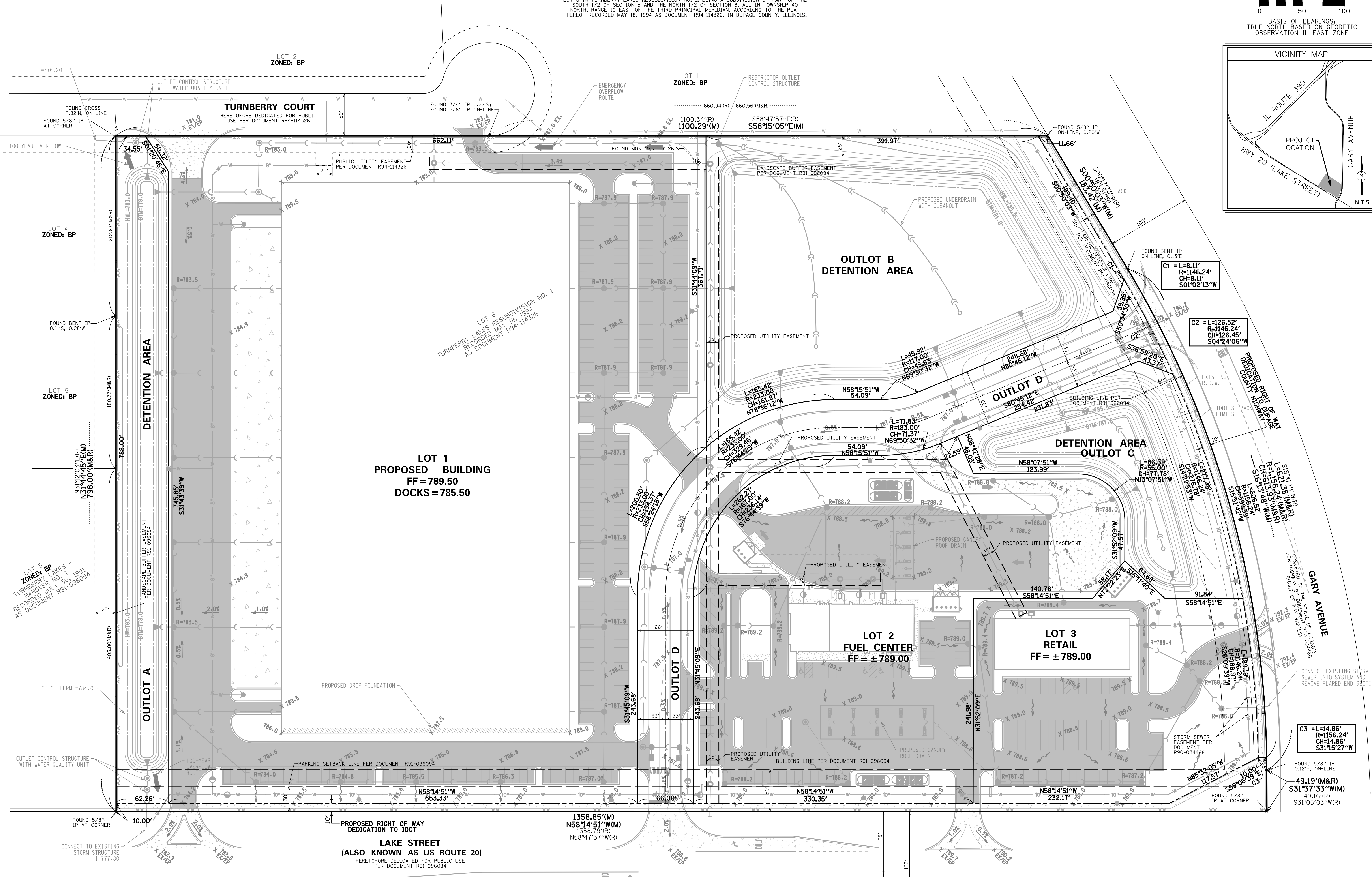
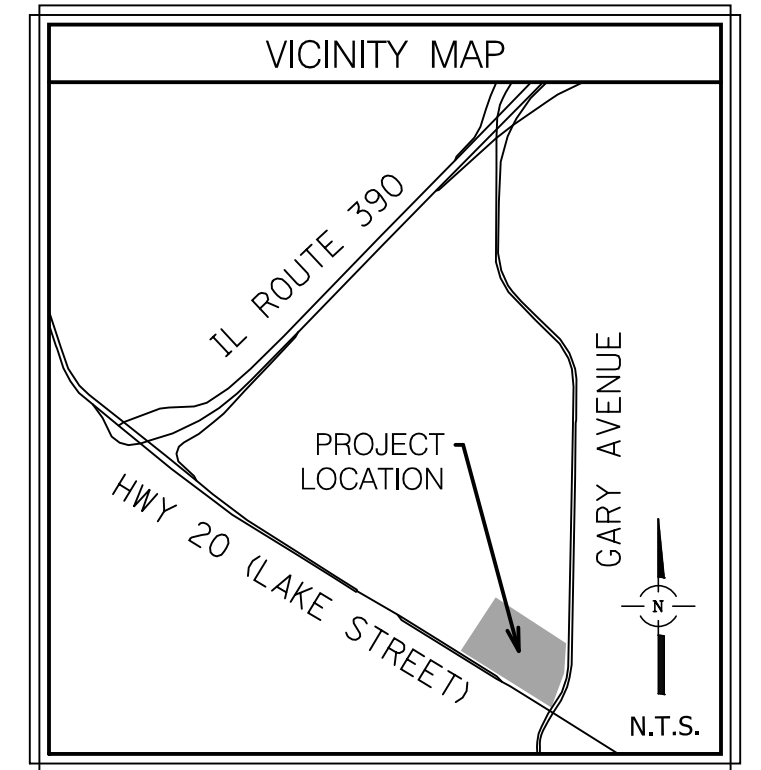
NOTES:  
SUBJECT PROPERTY IS CURRENTLY ZONED B-2 LOCAL BUSINESS DISTRICT PER VILLAGE OF HANOVER PARK ZONING MAP LAST UPDATED FEBRUARY 3, 2017.

### PROPERTY DESCRIPTION:

LOT 6 IN TURNBERRY LAKES RESUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8, ALL IN TOWNSHIP 40 NORTH, RANGE 10EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1994 AS DOCUMENT #94-114326, IN DUPAGE COUNTY, ILLINOIS.



SCALE 1" = 50'  
BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



**PUBLIC UTILITY EASEMENT PROVISIONS:**  
A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HANOVER PARK, COOK AND DUPAGE COUNTIES, ILLINOIS, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "UTILITY EASEMENT" OR AS "UTILITY AND DRAINAGE EASEMENT" OR AS "UTILITY AND LANDSCAPING EASEMENT" OR AS "STORMWATER MANAGEMENT EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING SANITARY SEWERS, STORM SEWERS, DITCHES, SWALES, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH WATER, SANITARY SEWER AND STORM WATER STORAGE AND DRAINAGE FOR THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENT INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID VILLAGE TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATIONS OF OR ACCESS TO SUCH FACILITIES, IN, ON, UPON, ACROSS, UNDER, OR THROUGH SAID EASEMENTS, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SOME MAY BE USED FOR PARKING, SHOWERS, LANDSCAPING, AND OTHER PURPOSES PROVIDED THAT THEY DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. PROVIDED, HOWEVER, THAT SUCH USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE. IN THE EVENT THE VILLAGE ENTERS UPON ANY EASEMENT FOR THE PURPOSES HEREIN STATED, THE VILLAGE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF AND SEEDING THE AFFECTS AREA.

**NOTICE OF APPROVAL OF PRELIMINARY PLAN**  
NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAN OF A SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE DEVELOPMENT COMMISSION OF THE VILLAGE OF HANOVER PARK, ILLINOIS, AND THE DEVELOPMENT COMMISSION RECOMMENDS TO THE VILLAGE BOARD APPROVAL THEREOF. AFTER SUCH BOARD APPROVAL AND UPON COMPLIANCE BY THE SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLANS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, THE DEVELOPMENT COMMISSION WILL RECEIVE THE FINAL PLAN FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THE SUBDIVISION ORDINANCE OF HANOVER PARK.  
THE DEVELOPMENT COMMISSION OF THE VILLAGE OF HANOVER PARK, ILLINOIS.  
DATE \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_, CHAIRMAN, DEVELOPMENT COMMISSION

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS  
WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001815, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
SAID PROPERTY CONTAINS 1,019,557 SQUARE FEET OR 23.406 ACRES, MORE OR LESS.  
WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF HANOVER PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 12 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.  
WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 170430200H MAP WITH AN EFFECTIVE DATE MAP REVISED OF DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.  
WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.  
GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN ROSEMONT, ILLINOIS.  
JERRY P. CHRISTOPH, L.P.L.S. No. 035-3540  
LICENSE EXPIRES 11-30-2020  
jchristoph@spacecoinc.com  
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

**FOR REVIEW  
PURPOSES ONLY**

PREPARED FOR:  
BLUESTONE SINGLE TENANT PROPERTIES, LLC  
410 N. MICHIGAN AVENUE  
SUITE 850  
CHICAGO, ILLINOIS 60611

OWNER:  
GARY AVENUE LLC  
C/O GLOVE PROPERTY MGT  
520 LAKE COOK ROAD, UNIT 100  
DEERFIELD, ILLINOIS 60015

REVISIONS: 02/13/2019		CONSULTING ENGINEERS	DATE: 01/18/2019
		SITE DEVELOPMENT ENGINEERS	JOB NO: 7381
		LAND SURVEYORS	FILENAME: 7381PREPLAT-01
			SHEET 1 OF 1

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4045