



**Village of Hanover Park
Administration**

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

hpiil.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, May 9, 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 April 11, 2019.
6. **ACTION ITEMS:**
6-a. **Public Hearing:** to consider a Text Amendment to the Zoning Code Sec. 110-6.2.2(3) Off Street Parking and Loading.
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 Hall, 2121 Lake Street, Room 214

Hanover Park, IL

Thursday, April 11, 2019

7:00 p.m.

MEETING MINUTES

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

Co-Chair Aird called meeting to order at 7:05 p.m.

Sworn in: Commissioner Frosheiser, Clark, and Hussaini as Regular Commissioners for voting rights.

PRESENT: Commissioners: Co-Chair James Aird, Ray Alvarez, Patrick Watkins, Syed Hussaini, Tonya Frosheiser, Thomas Clark and Joe Serauskas

ABSENT: Commissioners: Parthiv Patel and Scot Neil

ALSO PRESENT: Director of Community and Economic Development Shubhra Govind, Village Planner Weber, and Secretary Kathleen Arnold

Applicant: Mike MacKinnon – BSTP Midwest LLC, Project Manager on behalf of LaSalle Investment Management, 410 N. Michigan Ave, Suite 850, Chicago, IL 60611

2. **PLEDGE OF ALLEGIANCE:**

3. **ACCEPTANCE OF AGENDA:**

Motion by Commissioner Serauskas, seconded by Commissioner Watkins.

Voice Vote: ALL AYES.

Motion Carried: Agenda Accepted.

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

5. **APPROVAL OF MINUTES:**

5-a. Regular meeting Minutes of March 14, 2019

Motion by Commissioner Serauskas, seconded by Commissioner Watkins.

Voice Vote: ALL AYES.

Motion carried: Approved the Regular Meeting 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.

Director Govind stated the Agenda Item is a Preliminary Consultation for Subdivision for a mixed-use development. An application has been submitted by the Applicant, BSTP Midwest LLC on behalf of LaSalle Investment Management for the 23.4-acre parcel at the northwest corner of IL Route 20 and Gary Ave, Hanover Park, Illinois. The application with required documentation has been distributed to Village departments and is under review.

The purpose of this meeting is to consider if the project should proceed directly to Preliminary Plan Phase or if the applicant should bring a 'sketch plan' back to the Commission. If the Development Commission recommends the project move to Preliminary Plan and Plat phase, a Public Hearing would be scheduled at a future Development Commission meeting and the Commission will formulate a recommendation to the Village Board. Director Govind introduced Mike MacKinnon of BSTP Midwest.

Stated name for the record: Mike MacKinnon – BSTP Midwest LLC – Project Manager on behalf of LaSalle Investment Management.

Applicant MacKinnon provided a brief overview of the proposed Preliminary Plat of Subdivision and their concept for a 3 Lot Subdivision with 3 Outlots, as included in the meeting packet to the Commissioners.

Questions from the Commissioners:

Commissioner Alvarez Questioned why the fuel center was not proposed for the corner? Why the middle lot?

Applicant MacKinnon Responded no direct access is available to Lake Street or Gary Avenue for the corner lot, but there can be with Lot 2 from Lake St.

Commissioner Watkins No questions or comments.

Commissioner Serauskas Questioned why Lot 1 is proposed for a Warehouse as it is the largest allocated area? He does not believe this would be good for the residents of Hanover Park as it would not generate enough sales tax. He feels this is a prime location for retail and possibly a hotel.

Director Govind responded that the Staff has been searching for a commercial and hospitality developer for over five years for this parcel and the recent market reports provided by developers do not support much retail. As noted in the Staff Memorandum the Village has asked that retail and commercial uses be a part of the Planned Unit Development.

Commissioner Frosheiser no questions and commented she says "Yes".

Commissioner Hussaini No questions or comments.

Commissioner Clark Questions if the applicant had specifics of what would be stored in the warehouse for Lot 1.

Applicant MacKinnon Responded they have several options for the warehouse, but it will be built on speculation. Current market reports show there is high demand for Industrial warehouse space in the area.

Commissioner Clark questioned if there would be an increase in Semi-Trailer traffic if they filled the warehouse space?

Applicant MacKinnon responded they conducted a traffic study and it did not show any significant impact on traffic if the warehouse is developed compared to truck traffic that already existed in the area.

Co-Chair Aird had the same questions as Commissioner Serauskas as to whether the applicant had a tenant for the warehouse? Previously answered by applicant, the warehouse will be built speculatively.

Note: No members from the public were present.

Co-Chair Aird entertained a Motion to recommend approval to enable proceeding to Preliminary Plan and Preliminary Plat phase and not to require a “sketch plan”.

Motion by Commissioner Serauskas to recommend approval to enable proceeding to Preliminary Plan and Preliminary Plat phase and not require a “sketch plan”, seconded by Commissioner Watkins.

Roll Call Vote:

AYES:

Commissioners: Aird, Alvarez, Clark, Frosheiser, Hussaini, Serauskas and Watkins.

NAYS:

Commissioners: None

ABSENT:

Commissioners: Patel and Neil.

Motion Carried. Recommend approval.

7. **TOWNHALL SESSION:** None

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

Commissioner Serauskas questioned if there was a timeline available for the Senior Housing project at 900 Irving Park Road?

Director Govind responded that the Village meets with representatives of the Verandah Retirement Community team on a regular basis. The construction timeline varies due to construction slowing down in the winter months. This project is planned out in phases, and timing is adjusted as the required security/letter of credit is approved for each phase. A second townhome building is under construction. A building permit for the third will be released shortly.

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

Director Govind provided various status updates on Economic Developments currently going on in the Village.

10. **ADJOURNMENT:**

Motion by Commissioner Serauskas, seconded by Commissioner Clark.

Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 7:38 p.m.

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



Hanover Park ^{USA}

STAFF MEMORANDUM

TO: Chairman and members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development
Ellen Weber, Village Planner
Tom Hatzold, Inspectional Services Chief

SUBJECT: **Public Hearing for Text Amendment to the Hanover Park Zoning Code – Sec. 110 6.2 Off Street Parking and Loading re Accessible Parking**

ACTION REQUESTED: Approval Disapproval Discussion

MEETING DATE: **May 9, 2019**

REQUEST SUMMARY:

Hold a public hearing to review a proposed amendment to *Section Sec. 110-6.2.2.a.(3) Handicapped Parking* to create consistency between the Village Zoning Code and the Illinois Accessibility Code. The Illinois Accessibility Code was updated in October 2018 and Hanover Park's Zoning Code is not inconsistent with it. Our Code is more stringent.

Staff is presenting two options: 1) no change; and 2) modify Zoning Code to be consistent with the Illinois Accessibility Code. Findings of Fact have been prepared for Option 2.

BACKGROUND/DISCUSSION

The State of Illinois requires all governmental unit, including Home Rule communities to adopt the Illinois Accessibility Code as a minimum set of regulations that implement the Illinois Environmental Barriers Act and complies with the Americans with Disabilities Act (ADA).

The Americans with Disabilities Act of 1990 is a civil rights law that prohibits discrimination based on disability; it affords similar protections against discrimination as the Civil Rights Act of 1964. It is not a building code. The Illinois Attorney General (IAG) is responsible for enforcing the state requirements, including investigating violations. Previous versions of the Illinois Accessibility Code were implemented in 1997 and 1998. The Illinois Capital Development Board designed the 2019 Amendments to make it easier to compare to the 2010 Federal standards.

Currently, the Village Zoning Code is more stringent than the Illinois Accessibility Code (IAC). The IAC has slightly reduced requirements for 1) the number of accessible spaces and 2) individual access aisles:

- The Village of Hanover Park Zoning Code **Sec. 110-6.2.2.a.3 Handicapped parking** requires 2 accessible spaces when a parking lot has 21 – 50 spaces, and the IAC requirement is less stringent with 2 accessible spaces required in a parking lot of 26 - 50 spaces. Requirements for parking lots with 51 spaces or more are consistent.
- The Hanover Park Zoning Code **Sec. 110-6.2.2.a.3 Handicapped parking** requires an individual handicapped parking space to be at least 16 feet in width to accommodate both an eight (8) feet space for the car and an eight (8) foot wide diagonally striped access aisle. The IAC now permits a shared eight (8) foot wide diagonally striped access aisle between two parking spaces.

A diagram from the 2019 Illinois Access Code illustrates the shared access aisle.

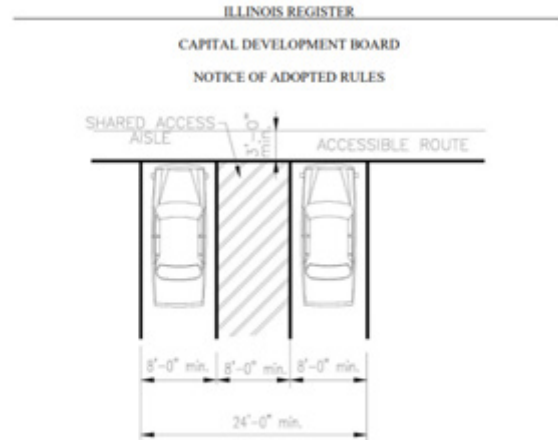


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

In some instances, the shared access aisles per the IAC would now allow an additional parking space to be created.

The following table details the difference between the State and Village Code as it relates to the number of required accessible spaces:

Minimum Number of Required Accessible Parking Spaces				
Village Code Total Number of Off-Street Parking Spaces Required <i>Sec. 110-6.2.2.a.3</i>	Village Code <i>Sec. 110-6.2.2.a.(3)</i>	Illinois Accessibility Code Total Parking Spaces Provided in Facility	Illinois Accessibility Code Minimum Number of Accessible Spaces <i>(71 Ill. Adm. Code 400)</i>	Federal DOJ 28 CFR Part 36 2010 ADA Standards for Accessible Design
1 to 20	1	1-25	1	1
21 to 50	2	26-50	2	2
51 to 75	3	51-75	3	3
76 to 100	4	76-100	4	4
101 to 150	5	101-150	5	5
151 to 200	6	151-200	6	6
201 to 300	7	201-300	7	7
301 to 400	8	301-400	8	8
401 to 500	9	401-500	9	9
501 to 1,000	2% of total	501-1000	2% of total number	2% of total number
Over 1,000	20 plus 1 space for each space over 1,000	Over 1000	20 plus 1 space for each 100, or fraction thereof, over 1000	20, plus 1 for each 100, or fraction thereof, over 1000

PROPOSED AMENDMENTS:

The Village's Inspectional Services Division is finalizing a recommendation to the Village Board to adopt the 2018 International Code Council Series and to adopt the 2019 Illinois Accessibility Code (IAC) without any amendments.

As noted in the table above, the Village's Zoning Code is stricter than the IAC for parking lots up to 21 spaces. Our Code requires 2 Accessible Spaces for parking lots with 21 to 50 spaces, while the IAC's requirement for a second space is for parking lots 26 to 50 spaces.

Please note that the Federal and/or State Codes may be updated from time to time. The Village has two options:

1. Option 1 - No Change. The State of Illinois requires the IAC standards as a minimum. It is acceptable to have stricter regulations. However, the updated IAC standards will allow room for additional parking spaces for parking lots of 21-50 spaces.
2. Option 2 – Modifications to the Code to be consistent with the IAC. Remove verbiage pertinent to a specific year, and refer to the IAC 'as amended from time to time' - thereby enabling the code to stay consistent with any future updates to the IAC, without the need for a zoning code amendment.

Staff recommends Option 2.

The recommended amendment of **Sec. 110-6.2.2 Off-street parking** would be as follows:

Sec. 110-6.2.2 Off-street parking:

a. *General requirements.*

(3) *Handicapped parking.*-Any parking area for use by the general public shall provide parking spaces designated and located to adequately accommodate the handicapped, and these shall be clearly marked as such. Handicapped stalls shall be located in close proximity to the principal building, supplied in number ~~as per this section~~ **per the Illinois Accessibility Code** and constructed in accordance with State of Illinois accessibility standards. ~~Each stall shall be at least 16 feet in width by 18½ feet in length.~~ The designation of handicapped parking stalls shall constitute consent by the property owner to the enforcement by the village of the restriction of use of such spaces to handicapped motorists.

Delete Table: ~~HANDICAPPED PARKING STALL REQUIREMENTS~~

HANDICAPPED PARKING STALL REQUIREMENTS

Total Number of Off-Street Parking Spaces	Minimum Number of Handicapped Accessible Parking
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number
Over 1,000	20 plus 1 space for each space over 1,000

Information on handicapped accessible parking space quantity and size would be included in the Permit Handout materials provided by the Inspectional Services Department (Exhibit 3), which can be updated from time to time, without a code amendment.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Village of Hanover Park 2010 Comprehensive Plan embraces economic development with strong business locations offering high market visibility and convenient access to encourage residents to seek employment in Hanover Park and to shop locally for goods and services. Places of employment should be accessible to all. The Village can improve accessibility for those with a physical disability by enforcing the Illinois Accessibility code. The code amendment would apply to off-street parking facilities throughout the Village in all zoning districts, including industrial, commercial, and residential uses.

PUBLIC COMMENT

To date, no public comments have been received on the proposed changes. The Public Notice for the proposed text amendment was posted in the April 23, 2019 edition of the Daily Herald.

RECOMMENDATION

The Development Commission can choose either of the two Options listed. Inspectional Services and Community and Economic Development staff recommend Option 2 - modification of the Zoning Code to be consistent with the Illinois Accessibility Code. Modifications as depicted in Option 2 would eliminate need for further updates when the Illinois Code is amended and would provide consistency to other communities. Findings of Fact have been prepared for Option 2.

Move to adopt the Findings of Fact recommending approval of the request for text amendment to **Sec. 110-6.2.2.a.(3) Off Street Parking and Loading** and forward a recommendation for the text amendment to the Village Board.

ATTACHMENTS

- Exhibit 1 - Proposed Text Amendment Off Street Parking and Loading
- Exhibit 2 - Draft Findings of Fact
- Exhibit 3 - Village of Hanover Park Inspectional Services Information Brochure on Accessible Parking space design

DRAFT FINDINGS OF FACT
TEXT AMENDMENT

I. Subject

Consideration of a request by the Village of Hanover Park for a text amendment to make regulations for Handicapped Parking consistent with the requirements of the Illinois Accessibility Code. Specifically, the following amendment is requested:

- Amendment of **Sec. 110-6.2.2 Off-street parking**, removing specific standards for parking space size and number, and requiring conformance to the standards found in the Illinois Accessibility Code, (71 Ill. Adm. Code 400).

II. Findings

On May 9, 2019 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. The Village of Hanover Park 2010 Comprehensive Plan embraces economic development with strong business locations offering high market visibility and convenient access to encourage residents to seek employment in Hanover Park and to shop locally for goods and services. Places of employment should be accessible to all.

Public Interest

The text amendment is in the public interest and is not solely for the interest of any particular applicant. The Village can improve accessibility for those with a physical disability by enforcing the Illinois Accessibility code. The code amendment would apply to off-street parking facilities throughout the Village in all zoning districts, including industrial, commercial, and residential districts.

Necessity of Amendment

The amendment is necessary to create consistency with the Illinois Accessibility Code as administered by the Village in the issuance of Occupancy Permits. Adoption of the text will clarify off-street parking requirements throughout the Village.

III. Recommendations

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



I certify that I have received a copy of these regulations and will comply with the regulations contained herein.

Name Date

INSPECTIONAL SERVICES DIVISION
630-823-5860

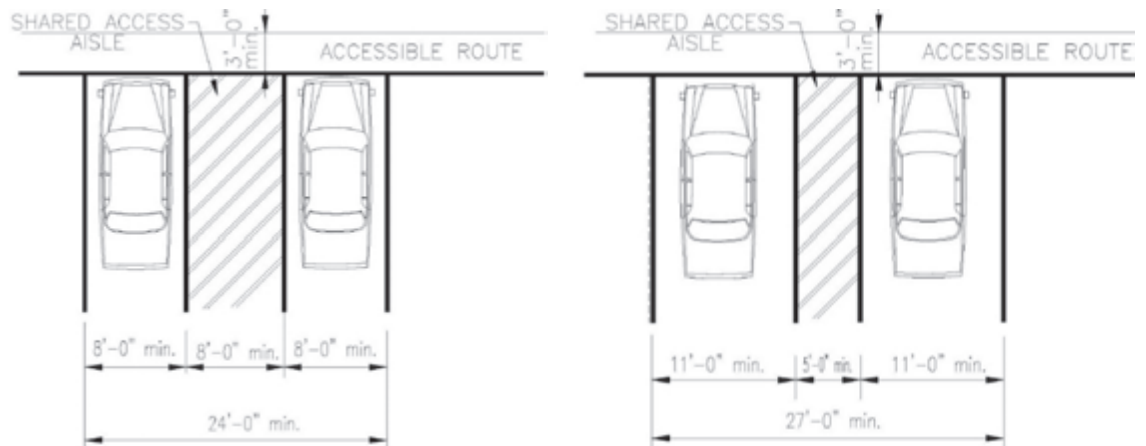
General Information

Any facility offering parking for employees or visitors must provide accessible parking for people with disabilities. An accessible parking space consists of a vehicle space and a diagonally striped access aisle. The entire space must be kept clear of obstructions - including ice, snow, shopping cart corrals, trash cans, seasonal garden displays and bicycle racks - at all times.



SIZE AND MARKINGS

Each accessible parking space, except on-street spaces, shall be 16 feet wide, including either an eight-foot or five-foot wide diagonally striped access aisle. The access aisle shall be located on either side of the vehicle space except for angled parking spaces, which shall have the access aisle located on the passenger side of the vehicle space. High-quality yellow paint, manufactured especially for pavement striping, must be used. Adjacent accessible parking spaces can share a common access aisle, except in diagonal parking.



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VILLAGE OF HANOVER PARK

ACCESSIBLE PARKING

UPDATED MARCH 2019

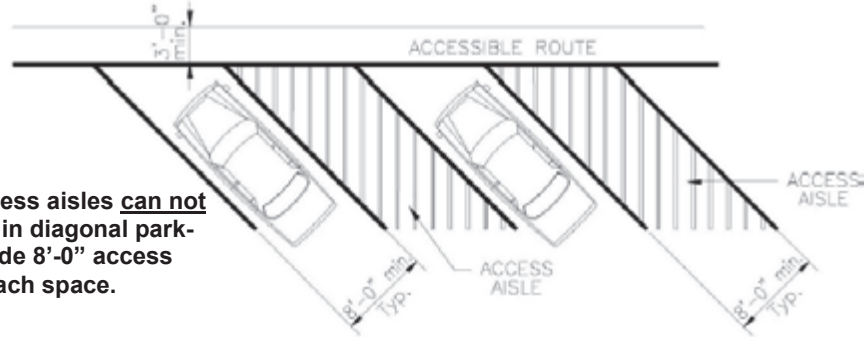


Village of Hanover Park

INSPECTIONAL SERVICES DIVISION
630-823-5860

VILLAGE OF HANOVER PARK

ACCESSIBLE PARKING



Note: Access aisles can not be shared in diagonal parking. Provide 8'-0" access aisle for each space.

LOCATION

Accessible parking must be placed on level pavement (2% slope or less) on the shortest accessible route to an accessible entrance. The accessible route, which may include a curb ramp or curb cut, must be installed as close as possible to the accessible entrance it serves. Additionally, a curb ramp must never be built so that it protrudes into or interferes with the diagonally striped access aisle of an accessible space.

SIGNS

A U.S. Department of Transportation R7-8 (Reserved Parking) and R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the accessible parking space. The signs must be placed no more than five feet from the front of the parking space. At a minimum, the bottom of the R7-8 sign must be five feet from the pavement.

SPACES

Where parking spaces are provided for the public, for visitors or for employees, parking spaces shall be provided.

Total Parking Spaces Provided in Facility	Minimum Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Outpatient facilities providing medical care and other services for persons with mobility impairments - 10% of total

Medical facilities specializing in treatment of persons with mobility impairments - 20% of total