



Village of Hanover Park Administration

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

hpil.org

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DATE: December 20, 2021

SUBJECT: **Public Hearing** to consider a request for a Special Use for a gas station at 1525 Lake Street.

TO: Property Owners within 250' of the property

FROM: Community & Economic Development Department

This notice is being sent to you as an owner of a property located within 250-feet of the properties at 1525 Lake Street. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park.

Project: Gas Station Redevelopment (1525 Lake Street). While the site will redevelop, the use will continue to be a Shell gas station with a convenience store, new gas and diesel pumps, but the car wash will be eliminated.

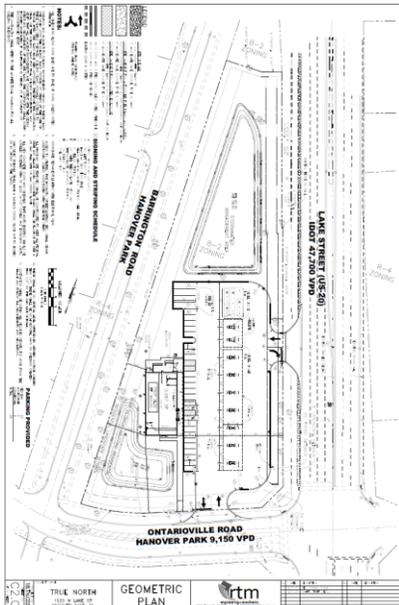
Request: Special Use for Automobile Service Station (gas station) including a third sign on the canopy, a variation to increase driveway width for the entrance along Ontarioville Road and along Lake Street

Location: 1525 Lake Street

Applicant: Lindsay Lyden of True North

Public Hearing: **Thursday, January 13, 2022, at 7:00 pm**
Room 214, Village Hall, 2121 Lake Street, Hanover Park, IL

All interested parties may attend the public hearing to learn more about the project or provide public comment. The Development Commission agenda packet, including project plans, will be available on the Village website, www.hpil.org. For further information, call 630-823-5780.



PUBLIC NOTICE

Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, January 13, 2022 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Lindsay Lyden of True North (applicant) for a Special Use for Automobile Service Station (“gas station”), per sec. 110-5.9.3.c., including a third sign on the canopy, a variation from 110-6.2.2.a(4) to increase driveway width for the entrance along Ontarioville Road and along Lake Street and to rescind Ords. O-97-07 approving the Final Planned Unit Development Plan, Ordinance O-97-08 approving the Special Use for an Automotive Service Station and Car Wash, and O-97-09, approving variations to allow an increase in driveway width for the property commonly known as the Northwest Corner of Lake Street and Ontarioville Road, Hanover Park, Illinois (Shell Oil); all passed and approved on February 20, 1997, and subsequent amendments thereof,

PIN: 02-06-100-006

Commonly Known As: 1525 Lake St, Hanover Park, IL 60133

The property is legally described as:

THAT PART OF THE OF NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 SECTION; THENCE NORTH 86 DEGREES 36 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 58.99 FEET, MORE OR LESS, TO THE CENTER LINE OF LAKE STREET; THENCE SOUTH 18 DEGREES 30 MINUTES 33 SECONDS EAST ALONG SAID CENTER LINE, 494.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 18 DEGREES 30 MINUTES 33 SECONDS EAST, 259.43 FEET; THENCE SOUTH 71 DEGREES 29 MINUTES 28 SECONDS WEST, 50 FEET TO THE WEST LINE OF LAKE STREET, SAID POINT ALSO BEING ON THE WEST LINE OF THE ELGIN O'HARE EXPRESSWAY; THENCE SOUTH 15 DEGREES 50 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE OF THE ELGIN O'HARE EXPRESSWAY, 645.70 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ELGIN O'HARE EXPRESSWAY; THENCE NORTH 82 DEGREES 21 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE, 373.86 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST LINE OF BARRINGTON ROAD AND THE NORTH LINE OF ONTARIOVILLE ROAD; THENCE NORTH 57 DEGREES 32 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE, 53.71 FEET, MORE OR LESS, TO THE CENTER LINE OF BARRINGTON ROAD; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST ALONG SAID CENTER LINE, 769.39 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 07 SECONDS EAST, 109.37 FEET; THENCE NORTH 71 DEGREES 29 MINUTES 27 SECONDS EAST, 109.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALSO;

PARCEL 1 OF COUNTY CLERK'S ASSESSMENT PLAT OF PART OF THE EAST HALF OF FRACTIONAL SECTION 1, TOWNSHIP 40 NORTH, RANGE 9, AND PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED FEBRUARY 9, 1972, AS DOCUMENT NO. R72-6571, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM ALL OF THE ABOVE THE FOLLOWING:

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF BARRINGTON ROAD AND THE NORTH LINE OF ONTARIOVILLE ROAD; THENCE ON A RECORD BEARING OF NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF BARRINGTON ROAD FOR A DISTANCE OF 57.75 FEET TO A POINT OF BEGINNING, SAID POINT BEING ON A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 320.92 FEET AND A CHORD BEARING NORTH 78 DEGREES 32 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 108.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 68 DEGREES 50 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 173.82 FEET (173.78 FEET DEED) TO A POINT; THENCE NORTH 26 DEGREES 44 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 62.03 FEET (62.08 FEET DEED) TO A POINT ON THE WEST LINE OF ELGIN O'HARE EXPRESSWAY; THENCE NORTH 71 DEGREES 29 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 18.07 FEET (18.12 FEET DEED) TO A POINT ON THE WEST LINE OF U.S. ROUTE 20, SAID POINT BEING THE END OF THE DESCRIBED LINE, IN DU PAGE COUNTY, ILLINOIS; AND,

THAT PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL 1/4 SECTION; THENCE NORTH 87 DEGREES 41 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL 1/4 SECTION, 59.36 FEET TO THE CENTERLINE OF U.S. ROUTE #20 (LAKE STREET); THENCE SOUTH 18 DEGREES 09 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE, 494.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 18 DEGREES 09 MINUTES 56 SECONDS EAST, 257.84 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 30 SECONDS WEST, 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE #20 (LAKE STREET); THENCE SOUTH 15 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 388.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD; THENCE SOUTH 27 DEGREES 07 MINUTES 02 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 14.51 FEET; THENCE NORTH 18 DEGREES 04 MINUTES 39 SECONDS WEST, 410.28 FEET; THENCE SOUTH 71 DEGREES 55 MINUTES 09 SECONDS WEST, 2.00 FEET; THENCE NORTH 17 DEGREES 58 MINUTES 33 SECONDS WEST, 246.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 IN BLOCK 7 IN FIRST ADDITION TO VILLA VISTA GARDENS, A SUBDIVISION OF PART OF THE WEST HALF OF SAID SECTION 6, RECORDED DECEMBER 21, 1927 AS DOCUMENT NO. 248900; THENCE NORTH 71 DEGREES 50 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 28.45 FEET TO THE SOUTHEAST

CORNER OF SAID LOT 1; THENCE CONTINUING NORTH 71 DEGREES 50 MINUTES 03 SECONDS EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; AND,

ALSO EXCEPTING THAT PART FALLING WITHIN THE EXISTING RIGHT-OF-WAY OF BARRINGTON ROAD AND U.S. ROUTE #20.

Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.

Published by order of the Hanover Park Development Commission.

Proposed development design for the gas station:

