

1. 7:00 P.M. Development Commission Regular Meeting Agenda & Packet

Documents:

[18-0712 DC AGENDA AND PACKET 7-12-2018.PDF](#)



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 MEETING**

**Municipal Building, Room 214
2121 Lake Street, Hanover Park, IL
Thursday, July 12, 2018**

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 June 14, 2018
6. **ACTION ITEMS:**
6-a. **Continued Public Hearing:** to consider a request by Jay La Gambina (applicant) on behalf of AKZ Development Corp/ La Gambina Homes (property owner) for approval of a Preliminary Plat of Subdivision for the property located at 2000 Maple Avenue, Hanover Park, Illinois.
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):**
9. **NEW BUSINESS (NON-ACTION ITEMS):**
9-a. Discussion of potential zoning code text amendments.
10. **ADJOURNMENT**



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, June 14, 2018 7:00 p.m. MEETING MINUTES

1. CALL TO ORDER: ROLL CALL:

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

PRESENT: Commissioners: Chairperson Virginia Wachsmuth, Arthur Berthelot, Joe Serauskas, Patrick Watkins, Ray Alvarez, Scot Neil and Gary Rasmussen

ABSENT: Commissioners: James Aird, Michael Merrill Jr and Parthiv Patel

ALSO, PRESENT: Director Shubhra Govind; Village Planner Ellen Weber; Associate Planner Jonathan Stytz; Secretary Kathleen Arnold; Village Attorney Bernard Paul; and, Trustee Herb Porter.

DuPage Habitat for Humanity, Dave Neary – Director, 1600 E. Roosevelt Road, Wheaton, IL 60187;
John J Tebrugge – 410 E. Church Street, Sandwich, IL;
Nick Patera – 627 Grove Street, Evanston, IL 60035.
(Applicants 6-b.)

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 April 12, 2018

Motion by Commissioner Watkins, seconded by Commissioner Neil.

Voice Vote:

ALL AYES.

Motion carried: Approved the Minutes of April 12, 2018.

5-b. Regular meeting Minutes of May 10, 2018

Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

Voice Vote:

ALL AYES.

Motion carried: Approved the Minutes of May 10, 2018.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Rick Eccles, agent for Blue Lakes Food, LLC, (applicant) on behalf of Arby's, Inc. for approval of a Special Use for a drive-through facility for the property located at 1311 Irving Park Road, 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 Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened.

Chairperson Wachsmuth: Asked if anyone was present for this agenda item.

No attendees present for this agenda item.

Withdrawn: Application withdrawn after Agenda item noticed.

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.

6-b. Public Hearing: to consider a request by Dave Neary, Executive Director of DuPage Habitat for Humanity (applicant) on behalf of DuPage Habitat for Humanity (property owner) for approval of a Special Use for Planned Unit Development and Preliminary Plat of Re-subdivision of part of Tanglewood Subdivision for the vacant property at Greenbrook Court and Court J, 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 Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened

Chairperson Wachsmuth asked if anyone was present for this agenda item. 52 members of the public in attendance.

Village Planner Weber presented the Staff Report and showed a PowerPoint presentation detailing the applicant's request and staff analysis.

Sworn In: Dave Neary (applicant) Director, DuPage Habitat for Humanity, 1600 E. Roosevelt Road, Wheaton, IL 60187

Applicant Neary presented background on DuPage Habitat for Humanity, who they are, what they have done and a little about the project with the use of a PowerPoint and video presentation. They are aware of the concerns for adequate parking and they are working on a solution. Due to the size of the detention it has reduced the parking options. They plan on meeting with the Forest Preserve to discuss options to add more parking.

Sworn In: James L. Slater – 419 Kenilworth Dr., Schaumburg, IL 60193 voiced support for the project. He is an owner of two properties of an adjacent association to the property and is a Licensed Realtor. He has been selling homes in Hanover Park since 1991. He is a certified property manager for an association, so he has some experience and knowledge of the housing market and what it means to sustain buildings once they are in their proper shape.

He reminded the Commission of the Greenbrook/ Tanglewood multi-million-dollar upgrade proposal that will be getting under way this year, part of this overall revitalization of the community at Court J and Greenbrook Court. He stated, "I can tell you based on my experience that that application submitted before you and to you tonight by Habitat, can only improve the property values in that entire area, it will bring income to the Village in terms of building permits. And it will enhance the quality of life of the residents who ultimately own those units." He is strongly in support of all those results.

He further stated, "As a member of Greenbrook/Tanglewood Board of Directors, I can personally attest to the positive impact that Habitat has made to the lives of our 550 families in that Association. Though a coalition of some 50 partners of our association, Habitat not only brought new programs such as Summer Education camps for school age children, which we hosted at our club house for the past three summers for elementary school age children, they started a Community Garden, Little Library, programs that help promote interaction among the residents in a positive way to enhance quality of life within that complex. The ultimate test of their commitment is that they purchased three townhomes units in the association and refurbished them. One is about to close, so there will be three new families that have never owned homes before."

"They put their actions where their words are. They are putting in groups that not only improve the area but sustain quality of life for human beings. Believes they will be around the community for years to come. The organization is not only improving and building homes, it is improving and building people's lives and that is the foundation of community. I Strongly urge the Hanover Park Development Commission to approve."

Sworn In: Jonathan Norris – 1285 Bamburg Court, Unit A, Hanover Park, IL 60133, Stated it was very helpful to see some of the pictures as certified mail does not show all that. Appreciates the work that Habitat does around the world. In the past he has volunteered with that organization. So, he appreciates that. For years he lived on Sierra Blanca which is right across the street from Greenbrook and just purchased a home on Bamburg.

One, he is happy to see the multiple use field. They used to have a basketball court that was used by other areas and the equipment got damaged. Can the plans include a place to play for the kids in the area, such as a basketball court? He has concerns that there may be some parking issues.

Sworn In: Jeanette & Jaden – 303 W. Pomeroy St. They are home owners and Habitat recipients. Now they have a home and Jaden is doing much better in school with a 10-point increase. Two thumbs up from her son Jaden.

Sworn In: Jose Ruiz – 1321 Greenbrook Ct. Concerned that with the new homes it will impact parking as it will take away the private road they currently park on. Parking is limited right now. They were told by Community Development they may have to pay a portion of building the detention pond. Is this true? Currently they do not have a HOA, will they be integrated into one?

Director Govind commented that it was never indicated that owners of the original units would contribute to costs of building the detention pond. The Village is not sure how the Home Owners Association will be pulled together as that information was not part of the application. There may be maintenance fees for all the home owners, but that would be something the Home Owners Association would have to decide.

Chairperson Wachsmuth clarified that the question is “Do the current home owners have to pay for the construction cost of the building of the detention pond?”

Jose Ruiz – Yes. Are they going to build one?

Director Govind: Yes, a detention pond will be built. Again, the HOA is not part of the proposal currently, so we do not have information of their fee structure. We have made a condition that if a Home Owners Association is created that the covenants would be reviewed by the Village Attorney.

Chairperson Wachsmuth clarified she believed that Mr. Ruiz was confirming if there is going to be a Home Owners Association. It is part of the recommendations in the agenda packet.

Director Govind: There was an existing Home Owners Association. Not sure of the status of that. I would let the applicant speak.

Applicant Neary: The Home Owners Association is no longer active.

Chairperson Wachsmuth questioned if our Village Attorney had any comments on the Home Owners Association? Does Habitat have any comments?

Applicant Neary Stated that none of the construction costs associated with the development cost will be borne by any of the existing home owners. All the work they are doing now isn't being charged to any of the existing home owners. Part of the improvements being made are to the existing sidewalks, things that just do not comply right now. They are working all of that into the budget none of that is being passed on to existing home owners.

There are some underlying documents on deed that follow the title. Those were all there and we (Habitat) will be reviewing with our attorney forward and we will be figuring out some way. Right now, all those existing documents require the existing home owners maintain the pond. To the best of his recollection a detention pond is lower cost to maintain than the lawn would be. There should not be anything that would cause a larger burden, in fact one of the things they did was work backwards to have enough units to make the maintenance budget lower for that size property needs. Right now, someone should be maintaining the property, what we are going to do is cut those cost in half of what they would be because the cost will be borne by more people than originally would be maintaining it.

Chairperson Wachsmuth recognized another question from attendees.

Jose Ruiz stated they have been maintaining their own properties. The question is they were given a grant to improve their homes and we (current residents) would like to know what that grant is, and how they are going to improve the current properties, because painting and doing gutters, he does not think will raise the value of their homes. They received a grant and half of existing owners did not fill out the sheets. They were asked how many people live in your house and what is your income, but he does not know how they were awarded the grant when half of them did not fill that out.

Chairperson Wachsmuth stated that it is not something we are covering tonight. Clarified that what they are going to build will be at market value, and the reason people can afford is that they (Habitat) gives them assistance in obtaining the mortgage. This is not low-income property coming into your area if this is a concern. Suggested discussing the painting and repairs with Habitat as it is not something we can go over tonight.

Village Attorney Bernard Paul asked Chairperson Wachsmuth to clarify what comments from him they were looking for.

Chairperson Wachsmuth clarified comments regarding Home Owners Associations.

Village Attorney Bernard Paul stated he believes the question is who is going to pay for the stuff and who is going to maintain it. In the Ordinance that was in the Development Commission packet, it says: When you are working with a Planned Unit Development, a recommendation can be added per section 4.6.6.g. He read the code:

4.6.4. *Standards for approval. Prior to recommending approval of a planned unit development or the zoning of any land for said purpose, the development commission shall make specific findings of fact that all the following standards have been met:*

g. Conditions and restrictions. Prior to recommending the granting of any planned unit development special use, the development commission may recommend or the president and board of trustees may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection and requirements specified herein or as may be from time to time required. In all cases in which special uses are granted, the president and board of trustees may require such evidence and guarantees as it may deem necessary to attempt to insure compliance with the conditions stipulated in connection therewith.

So, the Plan Commission (Development Commission) can add conditions and stipulations for granting or recommending the granting of a Planned Unit Development by Special Use. He continued, the Development Commission should address concerns of the gentleman who lives there, does he have to pay additional or take care of the detention basin. Will there be a Home Owners Association? As the roads are private that should be addressed as well.

Sworn In: Syed Mehdi – 1333 Greenbrook Ct.

Stated that there used to be an association and people were not paying so it closed. With only 15 people how would they maintain. The streets are very narrow and need to be widened. Habitat is not providing enough parking for the visitors. He feels they are reducing home prices for the old homes. He asked if Habitat is doing anything for them (existing owners) with the grant or just for themselves. Also, would like common ground for the kids.

Chairperson Wachsmuth commented that this is a Non-Profit Association, they have different grants and other things. As an official she cannot give her opinion regarding property values.

Chairperson Wachsmuth entertained a motion to close the Public Hearing. Motion by Commissioner Berthelot, seconded by Commissioner Serauskas. Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Break requested: 8:01 – 8:07 p.m.

Chairperson Wachsmuth entertained a motion to appoint Commissioner Ray Alvarez as a Regular Voting Commissioner. Commissioner Alvarez testified he was present for the entire meeting and understands everything that occurred.

Motion by Commissioner Berthelot, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Motion Passed.

Commissioners Comments:

Commissioner Alvarez - Questioned the formation of a new HOA and if the existing fifteen homeowners need to be integrated into the new Homeowners Association.

Village Planner Weber - The original documents did contain an HOA and they (Habitat) did state they wanted to reconstitute it. They held many meetings with residents. We have quite a few residents here tonight. She indicated she felt their concerns were voiced clearly: concerned about parking when the subdivision is built out, it is a different day now than in 1972; concern if they will pay an equitable amount on the HOA, and they want to know if there is any place to have guest parking. She heard them ask if there are any grant funds available for them. We have offered to hold a meeting here at Village Hall for residents to talk with Habitat, but the reality is that we have a piece of property and Habitat is now one of the owners. The HOA is a private document to some level, documenting maintenance of private streets and the oversight of getting along with each other in that subdivision.

Applicant Neary - All 37 current plats, CCR exist with the Final Title and covenants. If they reconstitute they will decide as a group what changes to make. They will have a meeting to discuss.

Commissioner Watkins - Worst case - if they cannot work anything out with the existing homeowners, 15 units, they can at least bring in the underlying covenants, and ultimately bring in the majority of the homeowners with 22 units and have the HOA function as one. That is worse case verses creating new covenants. Wants to make sure new and existing owners can afford the HOA.

Applicant Neary - What is important to know is we provide affordable mortgages when we figure those out, the way that works is it is backwards, we take 30% of their income, next we subtract the annual property taxes (part of that 30%), next is property insurance and last HOA fees. It is in their best interested to construct the best HOA for their buyers, so they can afford the HOA fees.

Commissioner Watkins - In Habitat's current proposal, are you making improvements throughout?

Applicant Neary - Correct. Which normally the HOA would be responsible for fixing. But we, as the developer, have absorbed those costs in our construction budget. Habitat has done more than painting and gutters, there was substantial soffit and fascia damage to existing homes and all repairs have been done at no expense to the current homeowners. They are bringing the whole property up to grade.

Commissioner Watkins Questioned if basements are an option or included for all buyers.

Applicant Neary - Basements are part of their plan. Their approach is not like the typical track home purchase, *this* is the home we are building. The only option may be to pick paint colors.

Commissioner Serauskas - Thanked Habitat for taking care of the community as the property was not being taken care of. He believes this is a step in the right direction. His concern is with the traffic and the parking. Court J is a private road will it always remain a private road? Who will be doing the snow removal.

Applicant Neary Replied yes, the road will remain private. Snow removal will be an association issue.

Commissioner Serauskas - If it is a two-car garage you may get one car in there, due to storage issues. That is his concern. Recommends angled parking verses parallel parking as the streets are narrow and the Fire trucks can get through. If cars are parked on one side of the street it is very narrow.

Applicant Neary - Habitat shares these concerns and is looking into all options to provide the best possible solution.

Commissioner Serauskas - Is there any way to make that street wider?

Applicant Neary: Currently street is up to the property line, but they will have a discussion with the Forest Preserve to see if they can include any additional parking. No commitment at this time. They are waiting for the Mayor to come back as he wishes to be a part of that discussion. They are open to working with the Village, Forest Preserve and residents to cover any possible solution.

Chairperson Wachsmuth If the homes had been built as they were originally platted the parking would have been much worse.

Applicant Neary They are open to working with the Village, Forest Preserve and residents to cover any possible solution.

Commissioner Rasmussen questioned how the private roads will be maintained and if it includes flushing the hydrants. Has the Fire Department conducted a drive through and if yes, was it packed? Do they have enough room to use the stabilizers for the outriggers to stretch out? Concerned there is not enough room back there.

Village Planner Weber responded the Police Department monitored the area and provided parking stats of 25-28 cars as the average number of cars parked on Court J. The Village has observed that not all cars belong to residents of Court J.

Chairperson Neil has the same concern about Fire equipment getting in, but not as strong a concern, as the homes will be sprinklered. Have you considered underground detention? You could put a parking lot over the detention.

Sworn In: Nick Patera – Engineer, 627 Grove Street, Evanston, IL 60035
There is a required topography level. With the size of the detention pond and the volume of the water and the 100-year flood plain we have a detention size of 4' which brings us

up to Court J. It is hard to get the same amount of volume in the same square foot print. The cost would be double.

Commissioner Berthelot – no questions.

Chairperson Wachsmuth recommends looking into the possibility of permits to address the parking issues. And does the HOA pay for private roads? Will there be a green area to place a little bit of equipment?

Applicant Neary: They implemented a sticker program in January without enforcement to help get the program into practice. Yes, the proposal has an option for a play area, green area, and barbeque area. They are about community, but we must involve the residents and it is not the time to make those decisions.

Village Planner Weber stated the HOA will determine fees and maintenance criteria.

Chairperson Wachsmuth being so close to the Forest Preserve are there any restrictions to preserve prairie grass?

Village Planner Weber said the Forest Preserve had sent a letter but had not yet met with the applicant. They would like to sit down and talk, but those discussions have not begun.

Applicant Neary responded if you look across Arlington where it intersects Greenbrook that is Forest Preserve land too, it is the parking lot at the trailhead for Mallard Lake. Big fan of camping and green space but does not seem to be a good fit for that space. It appears to be an overgrown lot. They look forward to talking to the Forest Preserve and see what they have planned for that spot and the Village is interested as well.

Village Attorney Bernard Paul recommended the use of an SSA – Special Services Area based on the history of the property not being taken care of and the failing of the HOA.

Applicant Neary would prefer not to have to add any more fees to preserve the quality of life for residents.

Village Attorney Bernard Paul stated it would be used only as an insurance policy and remain dormant at no cost until the Municipality determines the HOA is a failure. The Municipality would determine a tax based on the assessed value of the property.

Village Planner Weber explained in detail the function of an SSA, what it covers, and that it is only used for the benefit of the properties that pay into the district. SSAs are set up with a pre-determined list of uses and a maximum tax levy rate. It is part of property taxes and can be considered deductible. It can be set up as a back-up option only.

Trustee Herb Porter, speaking as a member of the Village Board, said he is thinking that the HOA is something we will have to address. The existing homeowners who were part of the defunct HOA have not budgeted for the HOA fees. The new homeowners will take into account the HOA fee of \$100, \$200 whatever it would be - it will be built into that

30% of their income calculation. Will the existing homeowners be assessed that same fee, so they will go from paying what they are now to the same fee as the new owners? Will the HOA have to be voted on and agreed on? The HOA fee could have a big impact on the quality of life for existing homeowners. When it comes to the Village Board, the Board would like to know that this issue has been resolved.

Chairperson Wachsmuth explained that the HOA contains rules and covenants for the residents. Not sure what was in the old defunct covenants but if it said all homes must have a certain type of siding, would the homes have to be brought up to par? Not sure if all that can be resolved tonight but it is part of the recommendations.

Commissioner Serauskas understands the existing owners had an HOA and it became defunct, so they did not have to pay but now with the new owners, he hopes they can come together with Habitat and get this all resolved before the Village Board Meeting.

Chairperson Wachsmuth stated the formation of the HOA will not hold up building of the project. But if it is not resolved homeowners run the risk of violations for noncompliance of the property maintenance codes. HOA would be a shared expense verses a single cost for maintaining property.

Commissioner Watkins has anyone read or seen the declarations be it staff, for the existing defunct HOA?

Village Planner Weber responded she has been told there were three different covenant documents. She has seen one, but not the original.

Commissioner Watkins noted that with the old covenants you could have a meeting with a voting majority. With a property that is showing its age you can have an infusion of dollars from the new buildings to help cover costs. That could improve all that infrastructure. If this project does not happen fast forward and there will be 15 homeowners responsible for the expense of all that. Suggest adding updated covenants.

Chairperson Wachsmuth to recap even though the existing HOA is not utilized the covenants are out there and these 22 units are covered under them.

Commissioner Alvarez would like to stress the existing covenants be reviewed by the Village Attorney and an agreement be created before the Village Board meeting as noted in Exhibit 1, Section III in the Findings of Facts.

Village Planner Weber asked if the Commission would like to add an amendment to Draft Findings of Fact to include a condition of a backup SSA?

Commissioners discussed adding a recommendation of a backup SSA to the amended Draft Findings of Facts and decided to wait and see if an HOA agreement can be completed.

For the record, Commissioner Berthelot departed the meeting at 8:29 p.m.

Village Planner Weber presented the Draft Findings of Fact and recommendations to the Commission. With the Commission's consent, she amended the draft Findings to add the resident concerns regarding lack of parking and Home Owner Assessments.

Village Attorney Paul asked if the letter from the Forest Preserve was included in the packet stating they will meet to discuss. (Associate Planner Stytz read letter into the record – see attached).

Village Planner Weber noted she has had conversations with the Village Engineer regarding the content of this letter and he will review any additional parking plans to make sure stormwater is accounted for. The Village Engineer did not agree with all comments in the Forest Preserve letter but did not provide formal comments.

Chairperson Wachsmuth entertained a Motion to recommend approval of the Draft Findings of Fact as amended, Motion by Commissioner Watkins, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:

Commissioners: Alvarez, Serauskas, Neil, Wachsmuth, Rasmussen, Watkins

NAYS:

Commissioners: None

ABSENT:

Commissioners: Aird, Berthelot, Merrill, Patel

Motion Carried. Recommend approval.

Chairperson Wachsmuth entertained a Motion to recommend conditional approval to consider a request by Dave Neary, Executive Director of DuPage Habitat for Humanity (applicant) on behalf of DuPage Habitat for Humanity (property Owner), for a Special Use for Planned Unit Development and Preliminary Plat of Re-Subdivision of part of Tanglewood Subdivision for the vacant property at Greenbrook Court and Court J, as approved in the Draft Findings of Fact as amended, in the conditions per staff report and forward to the Village Board for their consideration.

Motion by Commissioner Watkins to recommend conditional approval to consider a request by Dave Neary, Executive Director of DuPage Habitat for Humanity (applicant) on behalf of DuPage Habitat for Humanity (property owner), for a Special Use for Planned Unit Development and Preliminary Plat of Re-Subdivision of part of Tanglewood Subdivision for the vacant property at Greenbrook Court and Court J, as approved in the Draft Findings of Fact as amended, in the conditions per staff report and forward to the Village Board for their consideration, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:

Commissioners: Alvarez, Serauskas, Neil, Wachsmuth, Rasmussen, Watkins

NAYS:

Commissioners: None

ABSENT:

Commissioners: Aird, Berthelot, Merrill, Patel

Motion Carried. Recommend approval.

Break requested: 9:05 – 9:06 p.m.

6-c. Public Hearing: to consider a request by Jay La Gambina (applicant) on behalf of AKZ Development Corp/ La Gambina Homes (property owner) for approval of a Preliminary Plat of Subdivision for the property located at 2000 Maple Avenue, Hanover Park, Illinois.

Chairperson Wachsmuth: Entertained a motion to open the Public Hearing. Motion by Commissioner Watkins to open the Public Hearing, seconded by Commissioner Neil.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened

Chairperson Wachsmuth Asked if anyone was present for this agenda item. No attendees were present for this agenda item.

Director Govind explained the proposed project has engineering issues. Our Village Engineer is concerned about water runoff and storage. Information was not providing before meeting deadline which would allow time for the Village Engineer to review. This agenda item was properly noticed.

Village Attorney Paul would like noted for the record that there were no attendees present for this noticed agenda item. If anyone was present their testimony could have been recorded and included when this agenda item moves forward.

Director Govind would like to note there have been no phone calls or other inquiries about his project.

Continued: Application continued to the July Regular Meeting contingent upon the required engineering being received and reviewed by the Village Engineer.

Chairperson Wachsmuth entertained a motion to continue the Public Hearing to the July 12, 2018 Development Commission Meeting.

Motion by Commissioner Neil, seconded by Commissioner Serauskas.

Voice Vote:

All AYES.

Motion Carried: Public Hearing continued to the July Meeting.

6-d. Public Hearing: to consider major and comprehensive Text Amendments to the following Sections of the Village of Hanover Park Zoning Code for the purpose of creating zoning regulations for Solar Energy Systems:

- i. Section 110-2.3 Definitions
- ii. Section 110 Article 6 Development Standards of General Applicability
- iii. Section 110 Article 7 Nonconforming Buildings, Structures, and Uses

Chairperson Wachsmuth: Entertained a motion to open the Public Hearing. Motion by Commissioner Neil to open the Public Hearing, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened

Chairperson Wachsmuth Asked if anyone was present for this agenda item. No attendees present for this agenda item.

Village Planner Weber presented the Staff Report, provided the staff analysis and identified changes made to the text amendment as a result of the Commission input at the May meeting. She worked with Inspectional Service Chief Tom Hatzold and Solsmart's James Scholl. Many of the recommendations are already being done by the Village, she referred the Commission to the Village's application materials which are on-line. Two items requiring screening of roof top units, and requiring aesthetic review were discouraged by Solsmart because they inhibit solar installation. The requirement to follow applicable State and Federal laws for recycling of systems was added to the text amendment

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

Voice Vote:

All AYES.

Motion Carried: Public Hearing Closed.

Commissioners Comments:

Commissioner Alvarez: No questions.

Commissioner Watkins: No questions.

Commissioner Serauskas: No questions.

Commissioner Rasmussen: No questions.

Chairperson Neil: No questions.

Chairperson Wachsmuth asked about Homeowners Associations – what happens if a resident asks to install. **Village Planner Weber** replied she thought that had been covered at the previous meeting. State Law requires that upon a request by a member of the HOA, the HOA has 90 days to determine regulations for the development. **Chairman Wachsmuth** recommends that the specifications for Solar Energy be included in the Homeowners Associations By-Laws.

Village Planner Weber presented the Draft Findings of Fact and recommendations to the Commission.

Chairperson Wachsmuth entertained a Motion to recommend approval of the Draft Findings of Fact, Motion by Commissioner Rasmussen, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:

Commissioners: Alvarez, Serauskas, Neil, Wachsmuth, Rasmussen, Watkins

NAYS:

Commissioners: None

ABSENT:

Commissioners: Aird, Berthelot, Merrill, Patel

Motion Carried. Recommend approval.

6-e. Public Hearing: to consider major and comprehensive Text Amendments to the following Section of the Village of Hanover Park Zoning Code for the purpose of changing the frequency of meetings and voting requirements:

- i. Section 110.3.3.4. Hearings and Procedures

Chairperson Wachsmuth: Entertained a motion to open the Public Hearing. Motion by Commissioner Rasmussen to open the Public Hearing, seconded by Commissioner Watkins.

Voice Vote:

All AYES.

Motion Carried: Public Hearing Opened

Chairperson Wachsmuth Asked if anyone was present for this agenda item. No attendees present for this agenda item.

Director Govind presented the Staff Report and Staff Analysis.

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.

Commissioners Comments: The Commissioners did not have any comments or questions.

Trustee Porter questioned when this change would become effective.

Director Govind responded after Village Board approval.

Director Govind presented the Draft Findings of Fact and recommendations to the Commission.

Chairperson Wachsmuth: entertained a Motion to recommend approval for major and comprehensive Text Amendments to the following Section of the Village of Hanover Park Zoning Code for the purpose of changing the frequency of meetings and voting requirements:

- i. Section 110.3.3.4. Hearings and Procedures

as approved in the Draft Findings of Fact, in the conditions per staff report and forward to the Village Board for their consideration.

Motion by Commissioner Watkins to recommend for major and comprehensive Text Amendments to the following Section of the Village of Hanover Park Zoning Code for the purpose of changing the frequency of meetings and voting requirements:

- i. Section 110.3.3.4. Hearings and Procedures

as approved in the Draft Findings of Fact, in the conditions per staff report and forward to the Village Board for their consideration, seconded by Commissioner Serauskas.

Roll Call Vote:

AYES:

Commissioners: Alvarez, Serauskas, Neil, Wachsmuth, Rasmussen, Watkins

NAYS:

Commissioners: None

ABSENT:

Commissioners: Aird, Berthelot, Merrill, Patel

Motion Carried. Recommend approval.

7. **TOWNHALL SESSION:** None

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

9. **NEW BUSINESS (NON-ACTION ITEMS):** None

10. **ADJOURNMENT:**

Motion by Commissioner Rasmussen, seconded by Commissioner Neil.

Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 9:30 p.m.

Recorded and Transcribed by:

Kathleen Arnold, Secretary
this 14th day of June, 2018

Virginia Wachsmuth, Chairperson

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



STAFF MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission

FROM: Shubhra Govind, Director of Community & Economic Development
Jonathan Stytz, Associate Planner

SUBJECT: **Public Hearing to be Continued until August Meeting - Plat of Subdivision 2000 Maple Avenue**

ACTION

REQUESTED: Approval Disapproval Discussion

MEETING DATE: **July 12, 2018**

REQUEST SUMMARY:

This item was published in the Daily Herald and proper public notification has been given to a Public Hearing to be held on June 14, 2018. However, the Public Hearing was continued to the July 12, 2018 meeting as staff awaited information from the applicant. Additional engineering information still remains forthcoming to determine that the lot subdivision would create a second buildable lot:

- Preliminary engineering showing no impact to drainage on adjacent properties
- Soil boring information
- Determination of riparian area per MWRD requirements

Without this critical information, the Village does not have sufficient information to proceed with the request at this time.

RECOMMENDATION:

Move to continue the aforementioned request until the August 9, 2018 Development Commission meeting.

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



Hanover Park^{USA}

STAFF MEMORANDUM

TO: Chairman Wachsmuth and members of the Development Commission
FROM: Shubhra Govind, Director of Community & Economic Development
Ellen Weber, Village Planner
SUBJECT: **Discussion of Potential Text Amendments – Accessory Uses,
Community Residences, Handicap Accessible Parking, and
Bulk Regulations**
ACTION REQUESTED: Approval Denial Information/Discussion
DATE: **July 12, 2018**

Background

Staff intends to research and prepare a variety of text amendments throughout the year. Topics and a brief description include:

- Accessory Uses – placement and size of driveway and private service walks
Major text amendments were adopted in 2015 related to driveways. As the new regulations are being administered, the need for clarification has become evident as it relates to: the maximum driveway width of 20' (unless a 3 car + garage), only allowing an 8' swing when it connects an existing driveway to a side yard parking pad.
The zoning code is silent on the location of service walks. Staff is evaluating introducing standards as to placement and setbacks.
- Accessibility Code Requirements – to make the Village code consistent with the State of Illinois Accessibility Code.
- Community Residences – The code requires an “Annual Permit for Community Residences,” but does not codify standards. The Village allows community residences for individuals with disabilities. Should geographic and other criteria be added?
- Lot Width/Lot Coverage – The recently adopted ‘Homes for a Changing Region Housing Study’ recommended an increase in lot coverage. If approved, this would allow residents to build room additions, add decks/patios, and improve livability of homes. These expansions would enable our residents to stay in their homes longer, not merely considering Hanover Park as a “starter home” community. This would need to be evaluated in conjunction with potential stormwater drainage impacts. The Housing Study and the ongoing Village Center Planning also envision additional single-family housing on narrower lots. Currently, there are several lots that are platted but vacant, but cannot be built upon as code requires them to be wider. Should certain parts of the community be allowed to build on narrower lots?

RECOMMENDATION

Discuss and provide input and identify if there are any other topics to be evaluated. Staff Analysis and proposed amendments will follow in future meetings.