



Village of Hanover Park Administration

Municipal Building
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hpil.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. Matler

VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING Municipal Building, Room 214 Hanover Park, IL Thursday, April 12, 2018 7:00 p.m. MEETING MINUTES

1. CALL TO ORDER: ROLL CALL:

Chairperson Wachsmuth called meeting to order at 7:01 p.m.

PRESENT: Commissioners: Chairperson Virginia Wachsmuth, Arthur Berthelot, James Aird, Joe Serauskas, Patrick Watkins, Scot Neil, Parthiv Patel, Michael Merrill Jr and Gary Rasmussen

ABSENT: Commissioners: None

ALSO, PRESENT: Director Shubhra Govind, Associate Planner Jonathan Stytz, Secretary Kathleen Arnold, Village President Rodney Craig, Village Attorney Bernard Paul and Trustee Herb Porter, Sug Shin and Thomas Kim, (Applicants) Everwash, 623 Meadow Ct, Elk Grove Village.

2. PLEDGE OF ALLEGIANCE

3. ACCEPTANCE OF AGENDA:

Motion by Commissioner Berthelot, seconded by Commissioner Rasmussen.

Voice Vote:

ALL AYES.

Motion Carried: Agenda Accepted.

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES:

5-a. Regular meeting Minutes of December 20, 2017

Motion by Commissioner Serauskas, seconded by Commissioner Aird.

Voice Vote:

ALL AYES.

Motion carried: Approved the Minutes of December 20, 2017.

6. ACTION ITEMS:

6-a. Public Hearing: to consider a request by Sug Shin and Thomas Kim of Everwash, (applicants) on behalf of Ninoss Gewargis (property owner) for approval of a Special Use for a car wash and for the following variations: building setback, lot size, and foundation landscaping, for the property located at 2020 West Lake Street, 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

Associate Planner Stytz presented the Staff Report and showed a PowerPoint presentation detailing the applicants request and staff analysis.

Sworn In: Thomas Kim (applicant)

Applicant Kim presented the proposed project for a state-of-the-art and environmentally friendly car wash for the property located at 2020 West Lake Street, Hanover Park.

Everwash chose this site after a two-year search to find the right property to add a fourth location. The existing locations are in St. Charles, Lake in The Hills, and recently in Bartlett, IL. The St. Charles location is called Standard Wash.

All locations are employee run and operated, drivers stay in their vehicle during the wash cycle. Operating hours are 7:00 a.m. to 9:00 p.m. Everwash won a Civic Image Award for their St. Charles location, which is also designed to be neighborhood friendly and focused on employee safety. A video was shown detailing the complete process of a car wash at their Lake-in-the-Hills location.

No public in attendance.

Commissioners Comments:

Commissioner Patel: Questioned how much noise the car wash produces for the neighbors and how is the noise controlled.

Applicant Kim: Responded the vacuum producer is consolidated to one unit and they have put in a silencer to reduce noise by 50%. Also, it is enclosed in a masonry wall to further block noise from surrounding residents. They used a sound meter and measured the ambient level of noise just from Lake Street traffic and it measures 85-110 decibels.

At night, the car wash will actually protect the residents from the ambient traffic noise and when operating has a low noise decibel reading.

Commissioner Aird: Concerns about traffic congestion on West Lake Street as the carwash capacity is 85 cars an hour. Where do the cars go so there will not cause a bottleneck onto West Lake Street?

Applicant Kim: This is a membership-based service with unlimited washes and their traffic pattern and usage is unique. So, members can wash their cars any time and not worry about inclement weather or if the car wash is busy, they will simply come back later. The design can accommodate up to 128 washes per hour. They estimate it takes 83 seconds per car and expect only 43 per hour at this site based on current membership. The design includes a tunnel to hold up to 120 cars an hour.

Commissioner Merrill: Questioned if there are directional signs to direct drivers who change their mind and decide to leave. How do they get out? When is the first contact with the employee?

Applicant Kim: Drivers have the option of turning left to use the vacuum only and exit if need be. There is also enough room to do a 3-point turn. The first contact with an employee is at the pay lane.

Commissioner Rasmussen: The fence in the back of the property - will it be staying or going? Where is the lot line located? Will there be grass area to the property line? Would like our Village staff to investigate access for large trucks and snow storage.

Director Govind: Responded there is a Village-owned Right-Of-Way access road/alley way, that will continue to exist, and the fence is on the north side. The fence is not proposed to be removed.

Applicant Kim: The lot line is the same as (in line with) the lot line for Suburban Tire.

Chairperson Neil: Had the same concerns as Commissioner Rasmussen.

Chairperson Watkins: Concerned about noise. What is the noise decibel level for the car wash?

Applicant Kim: It is between 70-75 decibels, which is about the same as a conversation. The ambient traffic noise on Lake Street is higher.

Commissioner Berthelot: No questions.

Commissioner Serauskas: Concerns about traffic backing up on Westbound Lake Street or becoming blocked. Cars cannot turn left if traffic is blocking West Lake Street.

Applicant Kim: Everwash was concerned as well about the west bound traffic and the difficulty to turn left during peak traffic times. Patrons can use the alley to the north to exit at light, if they want to go east on Lake Street. The peak rush hour on Lake Street is

usually during week days. However, based on their membership the carwash peak wash times are on Saturday and Sundays. This location has an additional 200 feet in the back they can use to ease congestion.

Chairperson Wachsmuth questioned who maintains the fence, if it is not proposed to be changed? Concerned about having enough parking for employees. The lighting - will this affect the residents living behind the car wash? Will TIF funds be requested for to complete this project?

Village President Craig: Responded the fence does not belong to the Village of Hanover Park - it belonged to the restaurant that previously resided at that site.

Applicant Kim: They have maximum 4 employees at a time and are proposing 4 employee parking spots. The lights will be turned on a half hour before open and turned off 45 minutes after close. All lights will be LED, environmental friendly and not taxing on resources. Angle of the lighting is downward cast, and signs also will be LED. No TIF funds will be requested as part of this project.

Village Attorney Paul: Questioned if the Bartlett and Lake in the Hills Everwash locations are located adjacent to residential homes. If yes, how far away in number of feet. What is the closest house that backs up to the wall of the proposed Everwash location here in Hanover Park? Was a Noise Study conducted by a professional service? Was a traffic study conducted? Were photometrics submitted as part of this proposal? So, no lights at night except the monument sign?

Applicant Kim: The Lake in the Hills location is 40-50 feet, Bartlett is about 100 feet and Hanover Park proposed location is 61.8 feet from residential homes. The layout of the Lake in the Hills and Bartlett locations are different from the proposed Hanover Park location where the smaller side of the carwash building, with the tunnel is close to the homes. They did not use a professional service to conduct a Noise Study, on their own they use a sound meter at the proposed site. The lights shut off 45 minutes after closing and the only light on will be at the monument sign. A traffic study was not conducted as their traffic patterns are very different from other typical carwashes. So, they provided traffic counts from other locations instead to show their specific traffic patterns.

Director Govind responded that photometrics were submitted with the application and included in the packet.

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.

Associate Planner Stytz 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 Berthelot, seconded by Commissioner Serauskas.

Roll Call Vote:

| | | |
|---------|----------------|---|
| AYES: | Commissioners: | Berthelot, Serauskas, Aird, Wachsmuth, Rasmussen, Watkins, Neil |
| NAYS: | Commissioners: | None |
| ABSENT: | Commissioners: | None |

Motion Carried. Recommend approval.

Chairperson Wachsmuth: entertained a Motion to recommend approval for a Special Use for a car wash and for the following Variations: building setback, landscaping and lot size for property located at 2020 West Lake Street, 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 Serauskas to recommend approval of a request for Special Use for a car wash and for the following variations: building setback, landscaping and lot size for property located at 2020 West Lake Street, Hanover Park and forward to the Village Board for their consideration, seconded by Commissioner Berthelot.

Roll Call Vote:

| | | |
|---------|----------------|---|
| AYES: | Commissioners: | Berthelot, Serauskas, Aird, Wachsmuth, Rasmussen, Watkins, Neil |
| NAYS: | Commissioners: | None |
| ABSENT: | Commissioners: | None |

Motion Not Carried. Recommend approval.

TOWNHALL SESSION: None

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

9. NEW BUSINESS (NON-ACTION ITEMS):

9-a. Discussion regarding Development Commission Role and Responsibilities.

Village President Craig addressed the Commissioners and thanked them for their dedication and service for the Village, but felt it was a good time to review the rules and responsibilities of the Development Commission.

Village Attorney Paul presented a brief history of the creation of the Development Commission and its purpose. He reviewed the Ordinance creating the Development

Commission Zoning – Section 110.3.3, in detail and explained the process on how to submit a “Text Amendment” for the Ordinance, if the Commission so decided. For example: reducing the number of regular meetings from two a month to one with the provision to schedule a special meeting if need be; and, changing the recommendation vote from super majority 5 to majority 3, to recommend proposed zoning projects to the Village Board.

Trustee Porter, the Board Liaison for the Development Commission, addressed the Commissioners and asked for their input on how we can make this Commission work more efficiently and increase attendance. He will take suggestions to the Village Board on their behalf as this commission is very important to the community.

9-b. Discussion regarding Solar Energy Systems Text Amendments.

Director Govind briefly provided background and the PowerPoint presentation. Due to the late hour this agenda item was not discussed in detail and was continued to the next meeting or workshop.

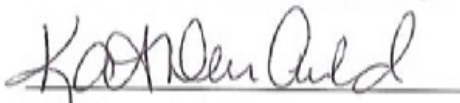
10. ADJOURNMENT:

Motion by Commissioner Berthelot, seconded by Commissioner Serauskas.

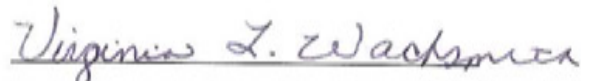
Voice Vote: ALL AYES.

Motion Carried: Meeting adjourned at 9:48 p.m.

Recorded and Transcribed by:



Kathleen Arnold, Secretary
this 12th day of April, 2018



Virginia Wachsmuth, Chairperson