



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION REGULAR MEETING

**Municipal Building, Room 214
Hanover Park, IL**

**Thursday, August 11, 2022
7:00 p.m.**

MINUTES

1. CALL TO ORDER: ROLL CALL

Vice Chair Watkins called the meeting to order at 7:01 pm.

PRESENT: Commissioners: Alvarez, Clark, Fortney,
Palazzo, Vice Chair Watkins

ABSENT: Commissioners: Neil, Helen Pazon, Chair
Serauskas

ALSO PRESENT: Community & Economic Dev. Director Govind, Admin.
Sjodin, Dan Havlir, Principal at Northwestern Engineering
Consultants

2. PLEDGE OF ALLEGIANCE

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Alvarez, second by Commissioner Clark to accept the Agenda.

Roll Call Vote: All Ayes

Motion Carried: Agenda Accepted

4. PRESENTATIONS/REPORTS: None

5. APPROVAL OF MINUTES:

Minutes of July 14, 2022 Regular Meeting

Motion by Commissioner Alvarez, second by Commissioner Neil to accept the Minutes.

Roll Call Vote: All Ayes

Motion carried: Minutes of July 14, 2022 Regular Meeting approved

6-a. Public Hearing to consider a request by Millico Hanover Park LLC, (applicant) on behalf of Millico Acquisition Company, LLC, for approval of a Special Use for a drive-through facility, proposed at 1311 Irving Park Road, Hanover Park, Illinois.

Director Govind began by stating that the property was acquired by the Village several years ago and is located in the TIF 4 district. It was the former Corfu restaurant. She stated that an Arby's restaurant is being proposed, with a drive-through. The property is in the B-2 district, so it is a permitted use, and the drive-through is a Special Use, so a public hearing is required.

An aerial view of the site in its existing condition was shown on a PowerPoint presentation, and photos of the site were also shown.

The applicant's proposed improvements were reviewed:

Arby's, a quick-serve restaurant, is looking to add a location in the Village of Hanover Park. The applicant believes that the development of this vacant parcel will not only provide a needed service in the Village but will also result in an increased tax base, the creation of additional job opportunities, and the beautification of a vacant parcel.

The applicant plans to construct a 2,335 square-foot restaurant, including kitchen, storage and bathrooms, with two drive-through lanes. The seating/dine-in area will be less than 1,000 square feet. The applicant plans to consolidate the two existing curb cuts off Irving Park Rd. The proposed circulation plan for the site will include one-way circulation with 25 parking stalls, including two ADA-compliant spaces and a marked crosswalk—to allow for easy entry and exit to/from the parking area. The proposal also calls for an access easement with the bank property to the east, to enable full access to the site.

Director Govind commented that originally, the proposal had shown that some parking spaces and a dumpster would be placed on the 20-foot access easement on the south lot line. The applicant then submitted a revised plan on 8/10/2022 and an updated landscape plan was also received on 8/10/2022 in which all of these issues were addressed. She also stated that the zoning analysis indicated that all requirements were met per the Village Code including landscaping and parking requirements. It is also consistent with the Comp Plan, Irving Park Road Corridor Plan and TIF 4 plan.

Staff recommends the plan for approval considering revised plans were submitted. No signs have been approved yet.

The applicant's engineer, Mr. Dan Havlir, Principal at Northwestern Engineering Consultants was also present to answer any questions.

Commissioner Clark asked that if two old driveways will be combined into one, will there not be a hard median? He was concerned about the traffic. Director Govind said there would not be a hard median, and that IDOT may make additional improvements. She also stated that the cross access with the bank will enable traffic to turn left onto Irving Park Road.

There were no additional questions from Commissioners.

Commissioner Neil made a motion to close the Public Hearing, which was seconded by Commissioner Tom Clark.

Voice Vote: All Ayes

Motion carried.

Commissioner Alvarez made a motion to approve the Findings of Fact, which was seconded by Commissioner Neil.

Voice Vote: All Ayes

Motion carried.

Commissioner Alvarez made a motion to Approve the proposal request, which was seconded by Commissioner Neil.

Voice Vote: All Ayes

Motion carried.

TOWNHALL SESSION: None.

OLD BUSINESS (NON-ACTION ITEMS): None

Development Updates:

Director Govind commented at the previous Board meeting on August 4th :

- Four additional zoning districts were approved in the Village Center
- The map amendment is on the agenda for the August 18th Board meeting as well as the self-storage building.
- The other item on the Agenda was the workshop discussing cannabis dispensaries. It was decided they would be allowed as a Special Use only, allowable in retail districts, stand-alone building, no special filtration required, 500-foot buffer from sensitive uses, no drive-throughs allowed, no on-site consumption, hours to be the same as the state requirements, and only one per county. The Village wants to stay competitive with other municipalities.
- We are still waiting for Church and Lake to submit a development application
- A concept plan for Lake & Barrington is in but still under inter-departmental review

Commissioner Clark asked if there were any updates on Stearns and Redford. Director Govind stated that the developer was very confused about what the Commission wanted with the questions on their second concept plan. They incorporated the feedback and have turned in a full submittal, as required by the zoning code. Their request for rezoning, PUD and plat which will be presented to the Commission next month for a Public Hearing.

Director Govind asked for any suggestions for the Budget Goals be submitted. She also asked the Commission if the previous APA training back in 2021 was helpful. If so, we will continue to budget for it. This year's state conference will be at the old post office in Chicago and will have a one-day training specifically for commissioner training. The one-day training is in the budget for all Commissioners. Once an email with all of the details is sent to everyone, please let us know as soon as possible if you will be able to attend.

ADJOURNMENT:

Motion to adjourn by Commissioner Alvarez, second by Commissioner Clark

Voice Vote: ALL Ayes.

Motion Carried: Meeting adjourned at 7:37 p.m.

Transcribed by:



**Kathy Sjodin
Administrative Assistant
August 11, 2022**



Development Commission Chair