



# 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: November 23, 2022

SUBJECT: **Public Hearing** to consider a request to allow for a fire station up to 40' high with a front yard of at least 50' at 2355 Schick Rd.

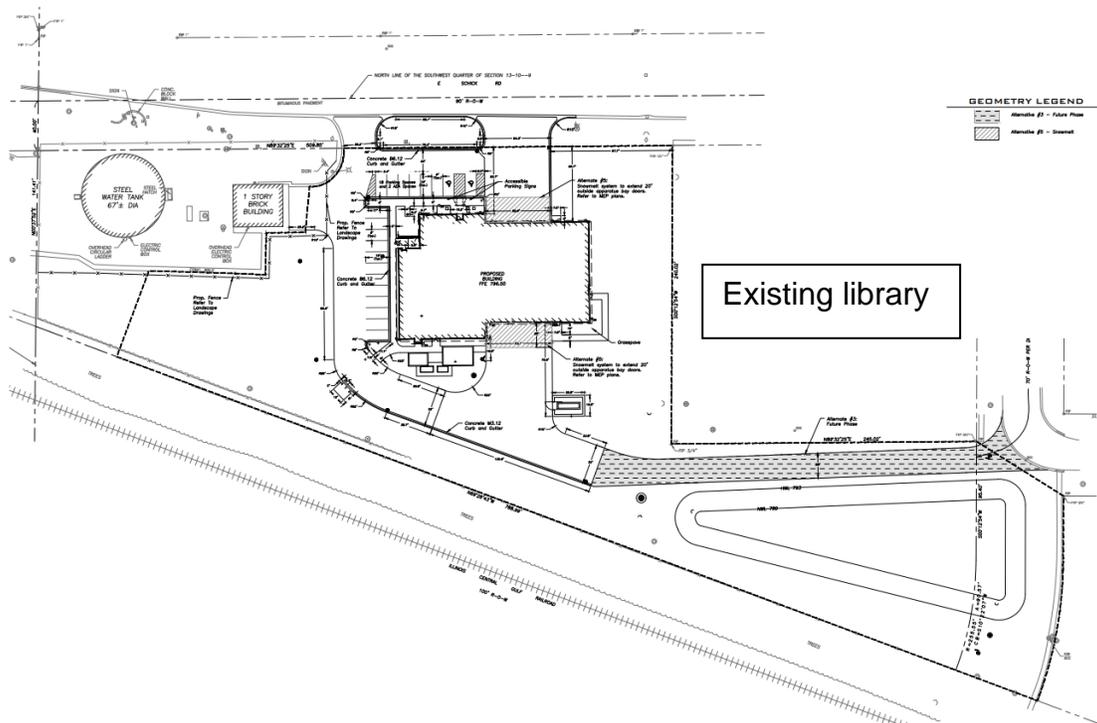
TO: Property Owners within 250' of the property

FROM: Community & Economic Development Department

This notice is being sent to you as an owner of a property located within 250 feet of the property at 2355 Schick Rd. This notice is to provide information about an upcoming public hearing by the Development Commission of the Village of Hanover Park.

Project: Construction of a new fire station  
Request: Variance for building height (code allows for 35' but 40' is needed for the hose tower) and a front yard of at least 50' (code requires a minimum of 75')  
Location: 2355 Schick Rd.  
Applicant: T.J. Moore, Director of Public Works on behalf of the Village of Hanover Park (property owner)  
Public Hearing: **Thursday, December 8, 2022, at 7:00 pm**  
Room 214, Village Hall, 2121 W. Lake Street, Hanover Park, IL

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



**PUBLIC NOTICE**  
**VILLAGE OF HANOVER PARK, DEVELOPMENT COMMISSION**  
**RELATIVE TO ZONING VARIATION**

Notice is hereby given that the Hanover Park Development Commission will hold a public hearing at 7:00 p.m. on Thursday, December 8, 2022 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider an application by T.J. Moore, Village of Hanover Park Public Works Director, on behalf of the Village of Hanover Park (property owner) for variations from the Hanover Park Zoning Ordinance in the B-1 Convenience Shopping District to increase the maximum building height of a proposed Hanover Park Fire building (station) from thirty five feet (35') as provided for in Section 110-5.8.5(e) of the Zoning Ordinance to 40' and decrease the required seventy five (75') minimum front yard setback as provided for in Section 110-5.8.5.a.(1) of the Zoning Ordinance to only fifty feet (50') for the construction of said proposed new fire station.

The property is located at 2355 Schick Rd, Hanover Park, Illinois 60133

The property is legally described as:

THAT PART OF THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 37 MINUTES 52 SECONDS WEST 40 FEET TO THE SOUTH RIGHT AWAY LINE OF SCHICK ROAD AS MONUMENTED FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 509.85 FEET TO A POINT 245 FEET WEST OF THE WEST RIGHT OF WAY LINE OF AUDREY LANE (BEING 70 FEET WIDE); THENCE SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST PARALLEL WITH SAID WEST RIGHT OF WAY LINE 240.02 FEET TO A POINT 280 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST PARALLEL WITH SAID NORTH LINE 245.02 FEET TO SAID WEST RIGHT OF WAY LINE OF AUDREY LANE; THENCE THE FOLLOWING TWO COURSES ALONG SAID WEST RIGHT OF WAY LINE: 1) SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST 95.40 FEET TO A POINT OF CURVATURE; 2) SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 255.55 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 22 MINUTES 07 SECONDS WEST, 90.57 FEET TO THE NORTH LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (SAID RIGHT OF WAY BEING 100 FEET WIDE); THENCE NORTH 69 DEGREES 28 MINUTES 43 SECONDS WEST ALONG SAID NORTH LINE 788.99 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 37 MINUTES 52 SECONDS EAST ALONG SAID WEST LINE 141.41 FEET TO THE POINT OF BEGINNING.

PIN: 01-13-313-002-0000

A copy of the application for variations is available at Community Development, Village Hall 2121 W Lake St. Hanover Park, IL 60133

Interested persons are invited to attend and may appear and be heard at the Public Hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.