

ORDINANCE NO. O-24-23

AN ORDINANCE GRANTING A VARIANCE FROM SECTIONS 110-5.10.5 OF THE ZONING CODE IN THE BP BUSINESS PARK DISTRICT TO PERMIT AN INCREASE IN FLOOR AREA RATIO FOR THE CONSTRUCTION OF A SELF-STORAGE BUILDING AT 1550 HUNTER RD.

WHEREAS, the applicant Self Storage Developers, Inc. on its own behalf as owner has filed a petition seeking a variance from Section 110-5.10.5a.(3) Floor Area Ratio (FAR) in the BP Business Park District that the FAR shall not exceed 0.5 to be varied to allow for a 0.6 FAR for a new self-storage building to be built and located at 1550 Hunter Road; and

WHEREAS, the Development Commission held a public hearing on June 13, 2024, pursuant to published notice and considered said application, evidence, and testimony submitted in connection therewith and has filed its written findings of fact and recommendation with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hanover Park received the recommendation of the Development Commission and its Findings of Fact concerning the proposal and find that the granting of such a variance meets the standards set forth in Section 110-4.7.8 of the Village's Comprehensive Zoning Ordinance and further find that it is in the best interest of the Village to grant the variance; now, therefore,

BE IT ORDAINED by the President and Board of Trustees of the Village of Hanover Park, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: That there be and is hereby granted a variance from Section 110-5.1 0.5a.(3) Floor Area Ratio (FAR) in the BP Business Park District by reducing the requirement that the FAR shall not exceed 0.5 to allow for a 0.6 FAR for a new self-storage building to be built and located on a 4.432 acre site at 1550 Hunter Road, and legally described as follows:

Lot 6 in Hanover Corporate Center Third Resubdivision being a Resubdivision of Lots 5 And 6 in Hanover Corporate Center First Resubdivision, being a Resubdivision of Lot 5 and Lot 6 in Hanover Corporate Center Subdivision, a Subdivision of part of the Southwest Quarter of Section 18 and Part of the Northwest Quarter of Section 19, all in Township 40 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois, according to the Plat of said Hanover Corporate Center Third Resubdivision recorded as Document No. R2005-059346 in DuPage County, Illinois.

PIN 02-18-300-013

SECTION 2: The granting of the variation shall be subject to the following conditions and restrictions:

1. The Variance shall only be for a single building.
2. The Variance shall only be for a self-storage use with an interior drive-through loading aisle.
3. No signs are approved as part of this application.

SECTION 3: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner required by law.

SECTION 5: Any person, firm, or corporation violating any provision of this Ordinance shall be fined not less than one hundred (\$100.00) dollars nor more than seven hundred fifty (\$750.00) dollars, and each day a violation continues shall be considered a separate violation.

ADOPTED this 20th day of June 2024, pursuant to a roll call vote as follows:

AYES: Kunkel, Bankole, Prigge, Pro Tem Porter
NAYS: None
ABSENT: Gutierrez, Hussaini
ABSTENTION: None

APPROVED by me this 20th day of June 2024

Rodney S. Craig, Village President

ATTESTED, filed in my office, and published in pamphlet form this 21st day of June 2024.

Kristy Merrill, Village Clerk