



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, FEBRUARY 9, 2016
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Commissioner Kaiser called the meeting to order at 6:04 p.m. The following members were present: Commissioners Sedlacek, Rychlik, Lindquist, Donovan, Merkel and Kaiser

Absent: None

Staff: Donna Lobaito, Chief Administrative Officer
Michael Cassata, AICP, Community Development Director
Erika Frable, PE, Public Works Director/Village Engineer

Trustee Liaison: None

Village Attorney: Patrick Brankin

Engineer Consultant: Lee Fell, PE, Christopher B. Burke Engineering, Ltd.

A quorum was established.

II. Opportunity for the Public to Address the Commission

None this month.

III. Approval of Minutes

A. Approval of Minutes of the January 12, 2016 Planning, Building and Zoning Commission Meeting

Motion by Merkel, second by Rychlik to approve the minutes of the January 12, 2016 Planning, Building and Zoning Commission meeting.

One correction was noted on page 8, lines 4 and 5 of the transcripts. The words "dog light" should be changed to "downlight".

Motion by Merkel, second by Rychlik to amend the motion to approve the minutes of the January 12, 2016 Planning, Building and Zoning Commission meeting.

Upon a voice vote, all voted aye and the motion carried unanimously.

IV. Old Business

- A. Consideration and Recommendation of the Findings of Fact—Stonewood Glen Subdivision—Taylor Morrison

Motion by Lindquist, second by Donovan to recommend to the Village Board the Findings of Fact—Stonewood Glen Subdivision—Taylor Morrison.

Upon a voice vote, all voted aye and the motion carried unanimously.

V. Public Hearing

- A. KRW Holdings, LLC—24590 – 24630 Old McHenry Road—Consideration, Review and Recommendation to the Village Board of a Request for:
- i. Amendment to the Official Zoning Map of Hawthorn Woods;
 - ii. Special Use Permit for a commercial stable and veterinary clinic;
 - iii. Special Use Permit for a Planned Unit Development, Including Departures from the Zoning Ordinance to Allow the Property to be Developed as a Planned Unit Development as Set Forth in the Application or as Amended During the Course of the Public Hearing Process; and
 - iv. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary.

Motion by Sedlacek, second by Merkel to open the public hearing.

Upon a voice vote, all voted aye and the motion carried unanimously.

Al Stefaniak, Attorney for KRW Holdings; Kim Wasson, KRW Holdings Principal and David Kraft, PE, Hey and Associates were present. Mr. Stefaniak commented that Ms. Wasson was petitioning to rezone the property to AG with a special use for a PUD. He noted the property was involuntarily annexed into Hawthorn Woods in 2001 and zoned R-1. The commercial riding stable has been in existence since annexation. Ms. Wasson purchased the property in March 2015, and she would like to upgrade the property to a commercial riding stable and properly zone the land.

In the future, Ms. Wasson would like to add new paddocks and a vet clinic for horses.

Mr. Stefaniak stated that of the nine conditions listed by staff, he and his client have a few concerns. The first relates to the request for certain areas of the driveway to be paved. Ms. Wasson has concerns for the safety to the horses as they cross a paved driveway.

Mr. Kraft and Ms. Wasson were sworn in.

Mr. Kraft stated he will be submitting engineering for the paddocks and the buildings, but had been waiting for the rezoning of the property to occur first.

The Commissioners spoke to Ms. Wasson about the possibilities of providing paving in some areas. Mr. Cassata noted the condition was included so as to keep dust down.

Linda Wollberg, 24620 N. Old McHenry Road, was sworn in. She testified that dust has been a problem every summer. She also testified that it appeared that the application request for rezoning included her property. Mr. Stefaniak clarified that the legal description for the property does not include Ms. Wollberg's property.

Ron Geffe, 24624 Old McHenry Road was sworn in. Mr. Geffe testified about the problems with dust from the riding areas. He noted that the property owner tries to water the property to keep the dust down, but it is never enough. Mr. Geffe also testified that his home was built in 1990 and he has experienced problems with dust since that time.

Mr. Kaiser asked about the need for a double wide trailer. Ms. Wasson stated the groom and his family live in the current trailer which is in poor condition. She would like to provide a double wide trailer to replace the existing trailer. Mr. Cassata noted that the trailer would be for the caretaker only.

Ms. Wasson noted that her request includes some additional buildings to be used for storage. Mr. Stefaniak testified that currently, his client is not asking for anything new; however, in the future, they acknowledge they will have to go through architectural review for future buildings.

Mr. Cassata stated that the existing buildings will be permitted as metal, but future buildings would have to comply with the Village Code.

Patra Yun, resident of Lake Zurich, was sworn in. She asked about the timeframe for the construction of the future buildings. Ms. Wasson responded that she had no timeframe, but envisioned them being built in the next three to five years. She also inquired as to how she can stay informed as to the status of future meetings regarding this property. Mr. Cassata noted that the certificate of approval would be a public meeting and that she should check the papers or contact staff. Ms. Lobaito suggested Ms. Yun check the Village's website for meetings.

Mr. Rychlik suggested that consideration should be given to improving the access off of Old McHenry Road as Ms. Wasson's use expands.

The Commission asked questions about riding clinics. Ms. Wasson stated she will not have riding shows on her property. She stated the clinics will most likely attract about 20 – 30 people, four to six times per year, plus there may be six educational events per year. The clinics will consist of four classes per day with six to eight participants. There will be few spectators at these clinics. Ms. Wasson noted there will be a charge for the clinics. She testified that only five to 10 horses and three to four trailers would be brought in for each clinic. The clinics would be held in the spring and fall.

Mr. Geffe expressed concern regarding the condition of the culvert pipe. Mr. Stefaniak stated they will fix the culvert pipe. Mr. Kraft stated he will address the culvert pipe with their first engineering submittal.

Lot coverage was discussed. Mr. Kraft noted that the request for 12% lot coverage now was to avoid having to come back in the future with the addition of paddocks.

Mr. Mike Tersey, 1083 Cormar Drive, Lake Zurich was sworn in. He inquired as to the zoning of the property.

Mr. Stefaniak asked for clarification from the Commission on the status of the double wide trailer. Mr. Cassata stated he would include a condition that would allow for the double wide trailer now, with a house being built at some point in the future. Mr. Cassata stated the double wide trailer would need a certificate of approval.

The Commission reviewed the conditions for the Special Use Permit:

1. The driveway and parking areas shall be of a surface that is acceptable to Village Staff and one that is safe for pedestrians, vehicles and horses; the areas that are not currently paved shall meet the above requirement prior to the issuance of a certificate of occupancy for the Future Storage Buildings and/or the Future Veterinary Clinic.
2. The stalls shall be cleaned/mucked twice a day, except on holidays.
3. The paddocks shall be cleaned/mucked twice a week.
4. No manure piles. Manure shall be stored in a concrete structure at the existing location and hauled off-site once per week, at a minimum.
5. Engineering issues (wetlands, stormwater and driveway access) shall be finalized and approved by the Village prior to the issuance of any permits for site improvements.
6. Existing sign is permitted; however, any change or modification to the sign shall require a PUD modification per Section 9-15-6 of the Village Code.
7. Review and approval of the future buildings/uses shall require a minor change to the PUD, in accordance with Section 9-15-6.B of the Village Code, and shall be held at a public meeting, wherein a certificate of approval will be required for the site plan and elevations related to these future buildings/uses.
8. Horse Shows shall not be permitted.
9. The existing caretaker trailer may be replaced with a double-wide trailer for use by the facility caretaker for caretaking purposes only, but not before obtaining a certificate of approval; the double-wide trailer may be replaced by a permanent one-family dwelling unit, but not before obtaining a certificate of approval.
10. The culvert at the driveway entrance shall be brought up to Village Code standards and the driveway entrance shall be otherwise improved to accommodate vehicular trailers, including horse trailers.

11. Dust control measures, including surface material options for the Existing and Future Outdoor Arenas, shall be investigated by the petitioner in coordination with Village Staff.

Mr. Tersey asked if commercial buildings could be constructed on the property. Mr. Kaiser responded no due to the zoning. In response to Mr. Tersey's question about the materials to be used in the paddocks, Mr. Kraft stated he will look into what other paddocks use.

The frequency of the paddock cleaning was discussed. Ms. Yun expressed concern about odor and flies. Mr. Cassata noted the Village has not received any complaints about odor or flies in the past, and that her concern is why the condition for cleaning the paddocks twice a week has been included.

Motion by Donovan, second by Lindquist to close the public hearing.

Upon a voice vote, all voted aye and the public hearing was closed.

Motion by Merkel, second by Rychlik to recommend approval of the rezoning change, special use for a commercial stable and veterinary clinic, special use for a Planned Unit Development, and certain conditions as follows:

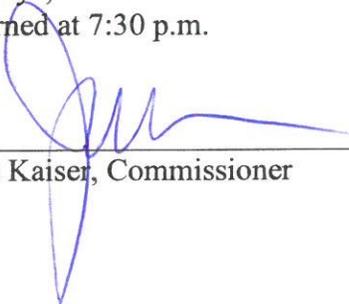
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11. Dust control measures, including surface material options for the Existing and Future Outdoor Arenas, shall be investigated by the petitioner in coordination with Village Staff.

Upon a voice vote, all voted aye and the motion carried unanimously.

VI. Adjournment

Motion by Sedlacek, second by Donovan to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 7:30 p.m.



James Kaiser, Commissioner