

**PLANNING, BUILDING AND ZONING COMMISSION MEETING  
VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, MAY 10 2016  
6:00 p.m.**

**MINUTES**

**I. Call to Order and Roll Call**

Present: Commissioner Kaiser called the meeting to order at 6:00 p.m. The following members were present: Commissioners Sedlacek, Rychlik, Lindquist and Kaiser  
Absent: Donovan and Merkel  
Staff: Donna Lobaito, Chief Administrative Officer/Village Clerk  
Michael Cassata, AICP, Community Development Director  
Trustee Liaison: None  
Village Attorney: Patrick Brankin

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 March 8, 2016 Planning, Building and Zoning Commission Meeting

Motion by Lindquist, second by Sedlacek to approve the minutes of the March 8, 2016 Planning, Building and Zoning Commission meeting.

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

**IV. Public Hearing**

A. Hawthorn Trails South/Phase 3 – Foxford Communities – Consideration, Review and Recommendation to the Village Board of a Request for:

- i. A Special Use Permit for a Planned Unit Development, Including a Special Use Permit to allow an Automobile Service Station (gas station) with an Automobile Laundry (Automatic) (car wash), Including Departures from the Zoning Ordinance, Land Subdivision Ordinance, and Building Regulations Ordinance of the Village 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;
- ii. Preliminary Plat of Subdivision approval;
  - iii. Special Use Permit to allow up to four (4) display homes on the Subject Property at any point in time;
  - iv. Certificate of Approval/Architectural Review for the following:
    - 1. Single-Family Homes
    - 2. Lot 42 Gas Station and Car Wash; and
  - v. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary.

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

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Kaiser

Nays: None

Absent: Donovan and Merkel

Motion carried.

Motion by Sedlacek, second by Lindquist to continue the public hearing to May 24, 2016.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Kaiser

Nays: None

Absent: Donovan and Merkel

Motion carried.

## **V. New Business**

- A. Consideration and Recommendation of the Findings of Fact – Hawthorn Trails South/Phase 3 Planned Unit Development – Foxford Communities
  - vi. Title 9 – Zoning, Section 9-14-4.B
  - vii. Title 9 – Zoning, Section 9-15-7
  - viii. Title 10 – Land Subdivisions, Section 10-5-2.A Hardships

Motion by Lindquist, second by Rychlik to continue the New Business agenda item to May 24, 2016.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Kaiser

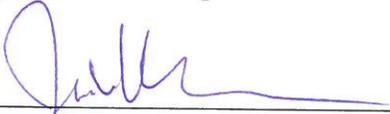
Nays: None

Absent: Donovan and Merkel

Motion carried.

**VI. Adjournment**

Motion by Rychlik, second by Lindquist to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 6:03 p.m.



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James Kaiser, Commissioner