



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 8, 2018
6:30 P.M.**

AGENDA

- I. Call to Order and Roll Call**
- II. Opportunity for the Public to Address the Commission**
- III. Approval of Minutes**
 - a. Approval of Minutes of the February 27, 2018 Planning, Building and Zoning Commission Meeting
- IV. Public Hearing**
 - a. The Villas at the Commons – K. Hovnanian T&C Homes at Illinois LLC – Consideration, Review and Recommendation to the Village Board of a Request for:
 - i. An amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from GO General Office & R-1 One-Family Residence District to the R-2 One-Family Residence District
 - ii. A Special Use Permit for a Planned Unit Development, including departures from the Zoning Ordinance, Land Subdivision Ordinance and Building Regulations Ordinance of the Village, as fully set forth in the application, to allow the Subject 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
 - iii. Preliminary Plat of Subdivision approval
 - iv. Special Use to allow up to 4 Display Homes on the Subject Property at any point in time
 - v. Certificate of Approval/Architectural Review for Preliminary Architectural Elevations; and
 - vi. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary.
- V. New Business**
 - a. Consideration and Recommendation of the Findings of Fact – The Villas at the Commons Planned Unit Development – K. Hovnanian T&C Homes at Illinois LLC
 - i. Title 9 – Zoning, Section 9-14-4.B
 - ii. Title 9 – Zoning, Section 9-15-7
 - iii. Title 10 – Land Subdivisions, Section 10-5-2.A
- VI. Adjournment**