



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
MONDAY, OCTOBER 23, 2018  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mr. Merkel called the meeting to order at 6:34 p.m. Roll call indicated the following members were present: Mr. Rychlik, Mr. Lindquist, Mr. Tisci and Mr. Merkel. Absent: Mr. Sedlacek and Mr. Donovan.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Michael Cassata, AICP, and Village Attorney Patrick Brankin.

**II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the August 13, 2018 Planning, Building and Zoning Commission Meeting

Motion by Sedlacek, second by Rychlik to approve the minutes of the August 13, 2018 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Lindquist, Rychlik, Tisci

Nays: None

Abstain: None

Absent: Sedlacek, Donovan

Motion carried.

Commissioner Donovan arrived at 6:35 p.m.

**IV. PUBLIC HEARING**

- A. Community Unit School District 95 – Board of Education Lake Zurich USD 95 – Consideration, Review and Recommendation to the Village Board of a Request for:
- i. Special Use Permit to allow temporary mobile classrooms and related accessory structures;
  - ii. Certificate of Approval/Architectural Review for temporary mobile classrooms and related accessory structures; and

- iii. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary

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

Commissioner Rychlik stated he would abstain from all discussions and voting on this agenda item.

Roll call vote.

Ayes: Lindquist, Donovan Tisci

Nays: None

Abstain: Rychlik

Absent: Sedlacek

Motion carried.

Mr. Cassata testified that District 95 was proposing to install a temporary mobile classroom building for a period of 3 years. The mobile classroom building would be located in the back of the building and would have a security fence. He noted a special use permit was required.

Mr. Kaine Osburn was sworn in by Ms. Lobaito.

Mr. Osburn, District 95 Superintendent, testified to the fact that the mobile classrooms would be temporary, and that the materials would all be requisite materials used on homes in the Village. He also testified that the facility would be needed for 3 years, because of the construction of the new May Whitney School. He noted the temporary classroom building would not be visible from the road, and it would be surrounded by an 8' fence. Access to the temporary classrooms would be through the school.

Mr. Osburn also testified that the temporary classrooms will be ADA compliant, and that the fencing will have a secure gate.

All other witnesses were sworn in by Ms. Lobaito.

Mr. Lyle Erstad, Director of Facilities and Grounds, District 95, testified that the temporary classroom building would be 130' from the western door of the school.

Mr. Osburn testified that policies and procedures will be established for movement of students between the main building and the temporary classroom building. The temporary classroom building will be installed starting for the fall 2019 school year.

Commissioner Tisci commented that he has heard parent concern about safety.

Mr. Osburn testified that it has not yet been determined which students will be utilizing the temporary classrooms, but he said it probably would not be used for students below the 3<sup>rd</sup> grade.

There being no further testimony, there was a motion by Donovan, second by Lindquist to close the public hearing.

Roll call vote.

Ayes: Lindquist, Donovan Tisci

Nays: None

Abstain: Rychlik

Absent: Sedlacek

Motion carried.

Motion by Lindquist, second by Donovan to recommend the approval of the mobile classrooms as presented.

Roll call vote.

Ayes: Lindquist, Donovan Tisci

Nays: None

Abstain: Rychlik

Absent: Sedlacek

Motion carried.

- B. Consideration and Recommendation of the Findings of Fact – Community Unit School District 95 – Board of Education Lake Zurich USD 95

Motion by Donovan, second by Lindquist to approve the recommendation of the Findings of Fact – Community Unit School District 95 – Board of Education Lake Zurich USD 95.

Roll call vote.

Ayes: Lindquist, Donovan Tisci

Nays: None

Abstain: Rychlik

Absent: Sedlacek

Motion carried.

## V. PUBLIC HEARING

- A. AO Architectural Overlay District – Consideration, Review and Recommendation to the Village Board of a Request to Consider an Amendment to the Zoning Code Related to the AO Architectural Overlay District

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

Roll call vote.

Ayes: Rychlik, Lindquist, Donovan Tisci

Nays: None

Abstain: None

Absent: Sedlacek

Motion carried.

Mr. Cassata testified that the AO Architectural Overlay District Ordinance has been an impediment to development, and that staff had been asked to recommend revisions to the ordinance for consideration, review and recommendation by the Planning, Building and Zoning Commission. He noted that staff worked to remove certain obstacles and duplicative language found in other areas of the zoning code. He also said the revised draft contains language that the AO standards would not apply to the R-2 One-Family Residence District.

The commissioners spoke about the Dark Skies Initiative. Mr. Cassata noted that the Village is not formally a Dark Skies Initiative community; however, it has a policy of trying to follow it. He indicated that Ms. Newton will be bringing the Dark Skies Initiative handbook to the next Village Board meeting as an informational item.

Mr. Cassata testified that ambiguous language had been removed from the ordinance which would allow staff to meet with developers with no open ended issues.

The commissioners spoke about the requirements for landscaped islands in parking lots. Commissioner Rychlik suggested that the language in 9-9A-5.A.2 that relates to landscape islands be stricken, and that a minimum of 10% dedication of landscaping standard be used in parking lots.

The commissioners discussed minimum masonry requirements, but eventually decided any plan would come to the Planning, Building and Zoning Commission which would review requests for a Certificate of Approval.

Ms. Lobaito testified about her concern that developers read the Village's AO Architectural Overlay District ordinance online and pass us by because of the restrictions.

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

Voice vote:

Ayes: 4

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

Motion by Rychlik, second by Donovan to Recommendation to the Village Board a Request to Consider an Amendment to the Zoning Code Related to the AO Architectural Overlay District, but to strike the language in 9-9A-5.A.2 that relates to landscape islands to be used in parking lots.

Voice vote:

Ayes: 4

Nays: 0  
Abstain: 0  
Absent: 1  
Motion carried.

**VI. ADJOURNMENT**

Motion by Donovan, second by Tisci to adjourn the meeting.

Voice vote.

Ayes: 4  
Nays: 0  
Abstain: 0  
Absent: 1

Motion carried and the meeting adjourned at 7:17 p.m.

Respectfully submitted,



Donna Lobaito  
Chief Administrative Officer/Village Clerk