



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 28, 2021
6:30 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:31 p.m. Roll call indicated the following members were present: Mr. Lindquist, Mr. Tisci, Mr. Merkel, and Ms. Massel. Absent: Mr. Donovan and Mr. Voltattorni.

Also present were Trustee Liaison Thomas Rychlik, Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Chris Heinen, and Village Attorney Nicholas Standiford.

Ms. Lobaito noted that due to the ongoing pandemic, and pursuant to the Governor's executive order, it is not prudent or practical to meet in person. As such, the meeting was being held via Zoom, and Ms. Lobaito was present at Village Hall.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of the April 13, 2021 Planning, Building and Zoning Commission Meeting

Motion by Tisci, second by Massel to approve the minutes of the April 13, 2021 Planning, Building and Zoning Commission meeting.

Mr. Merkel commented there was one edit needed to the minutes. The minutes should be corrected to reflect Ms. Bayer arrived at the meeting at 6:31 p.m.

Roll call vote:

Ayes: Lindquist, Tisci, Merkel, Massel

Nays: None

Abstain: None

Absent: Donovan, Voltattorni

Motion carried.

IV. NEW BUSINESS

- A. Forward Stride Stables – Consideration of a Minor Amendment to the Existing Special Use for an Alteration to the Existing Single-Family Dwelling to an Office with a Residential Unit and Expanded Parking

Mr. Heinen provided the background information on the existing special use permit and planned unit development. The overall lot coverage was increased from 2% to 12% at that time. Additionally, there was a condition that any future building construction would need a minor change to the PUD.

Mr. Heinen indicated there will be minor exterior modifications to the building and that most of the upgrades would be to the interior. There will also be an expansion to the parking lot. The application has been reviewed by staff and found to be in compliance with the Village Code.

Mr. Merkel asked about two future structures referenced in Mr. Budzik’s letter to the Community Development Department dated June 27, 2021. Mr. Heinen said future buildings would be required to go through a major amendment due to impervious surface.

Mr. Thomas Budzik, architect for the project, spoke about the parking lot for the future buildings. Mr. Heinen indicated the applicant would be moving forward with the new parking lot at this time.

Motion by Lindquist, second by Tisci to recommend for approval the minor amendment to the existing special use for an alteration to the existing single-family dwelling to an office with a residential unit and expanded parking.

Roll call vote:

Ayes: Lindquist, Merkel, Tisci, Massel

Nays: None

Abstain: None

Absent: Voltatorni, Donovan

Motion carried.

- B. The Village of Hawthorn Woods—Consideration of a Text Amendment to the Municipal Code of Ordinances as it Relates to Adult Use Cannabis Business Establishments, Section 9-2-2, Section 9-6A1-3, Section 9-6B-3, Section 9-8B-4, Section 9-11-5, Section 9-12-8, and Section 9-14-2 of the Village Code of Ordinances of the Village of Hawthorn Woods

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

Roll call vote:

Ayes: Lindquist, Merkel, Tisci, Massel

Nays: None

Abstain: None
Absent: Voltatorni, Donovan
Motion carried.

Mr. Heinen reported that the Village Board held two workshops pertaining to cannabis businesses, and noted that several code sections would need to be amended for this type of use. He indicated the Village Board requested that all businesses would need a special use permit.

Mr. Heinen went through the proposed text amendment language for each section. He noted the current ordinance pertains to medical cannabis, and that the proposed text amendment would remove such language.

Regarding setbacks, Mr. Heinen reported that he conducted an analysis for the Village Board, and found that if the setback buffer of 250' to 500' were to be applied, there would not be any properties in the village that would be available for such use. As such, it is proposed that a cannabis dispensary may not be located within 150' of the building footprint of any sensitive places, which shall include: schools, parks, residential homes, substance abuse treatment clinics or centers, churches (house of worship), cemeteries, municipally zoned properties, and child care facilities. Additionally, a cannabis dispensary may not be located within 1,500' of the property line of another cannabis dispensary. Social equity applications would be handled differently in that one can be located within 1,500' of another dispensary, but no two social equity applications can be located within 1,500' of each other.

As a part of the special use process, the amount of parking spaces will be discussed, and a traffic study may be required. No on-site consumption would be allowed.

Mr. Heinen noted that presently, only Cherry Hill Plaza would be immediately available for this type of use due to site constraints on other locations within the village.

Trustee Rychlik suggested language be included that a minimum of 25 parking spaces be required unless a traffic impact study indicates a lower number of parking spaces would be sufficient.

The Commissioners discussed the 150' proposed setback and whether it was too close to the building footprint of sensitive properties. They also discussed potential policing demands. Mr. Standiford noted that the application would require a security plan and operational plan to be included. If the applicant deviated from the plan, they would be non-compliant with the special use permit, and the village would use this to enforce compliance.

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

Roll call vote:
Ayes: Lindquist, Merkel, Tisci, Massel

Nays: None
Abstain: None
Absent: Voltatorni, Donovan
Motion carried.

Motion by Tisci, second by Lindquist to recommend the approval of a text amendment to the Municipal Code of Ordinances as it relates to Adult Use Cannabis Business Establishments, Section 9-2-2, Section 9-6A1-3, Section 9-6B-3, Section 9-8B-4, Section 9-11-5, Section 9-12-8, and Section 9-14-2 of the Village Code of Ordinances of the Village of Hawthorn Woods, and that a minimum of 25 parking spaces be required unless a traffic impact study indicates a lower number of parking spaces would be sufficient.

Roll call vote:
Ayes: Lindquist, Merkel, Tisci, Massel
Nays: None
Abstain: None
Absent: Voltatorni, Donovan
Motion carried.

V. ADJOURNMENT

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

Roll call vote:
Ayes: Lindquist, Merkel, Tisci, Massel
Nays: None
Abstain: None
Absent: Voltatorni, Donovan
Motion carried.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk