



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 27, 2022
6:30 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:30 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Mr. Voltattorni, Mr. Lindquist, and Ms. Massel. Absent: Mr. Donovan.

Also present were Community Development Director Chris Heinen 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 September 13, 2022 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Voltattorni to approve the minutes of the September 13, 2022 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Voltattorni, Tisci, Massel, Merkel, Lindquist

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

IV. NEW BUSINESS

A. Public Hearing – Kimberly Wasson - Consideration for an amendment to the existing special use permit related to the proposed construction of an additional building and other departures from the existing planned unit development such as lot coverage and number of buildings on the property located at 24630 N. Old McHenry Road.

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

Roll call vote:

Ayes: Tisci, Voltattorni, Massel, Merkel, Lindquist

Nays: None

Abstain: None
Absent: Donovan

Motion carried, and the public hearing opened at 6:33 p.m.

Mr. Heinen testified that the Village Board approved a special use permit for a commercial stable and veterinary clinic and a planned unit development for the property located near the southeast corner of Old McHenry Road and Midlothian Road and is commonly referred to as Forward Stride Stables in 2016. As part of the approval for these special use permits, certain departures were granted and conditions placed on the property. Below is a table outlining these departures. In addition, the overall lot coverage was allowed to be increased to 12%. In July of 2021, the Village Board approved a certificate of approval for the reuse of the existing house on the property from single-family to an office with a residential use on the second floor and parking lot improvements. The Board also approved an increase of lot coverage from the maximum 12% to 12.26%. Additionally, as part of the approved special use permit, a site plan showing the existing and proposed uses and structures was approved.

The Applicant is proposing to structures to the overall site plan. Access to the site and all other buildings will remain. The Applicant is proposing to build an addition on to an existing barn that is located directly north of the existing residential/office building. This addition is approximately 2,300 square feet in size and will extend to the south of the barn structure. The addition will be consistent with the existing structure in regards to the building elevations and materials.

The Applicant is also proposing a new metal barn arena that will be located to the east of the existing residential/office building and adjacent to the railroad tracks. This barn will be approximately 16,500 square feet in size. The building will be constructed with a metal finish similar to the existing structures on the property. As you will note, the original plan called for a future storage building and a future veterinary clinic to be located at this location. Pathways are also planned to interconnect the existing facilities with the new barn.

Landscaping and Engineering have been submitted, and the applicant is working through the comments at this time.

The new departures for the amendment include setbacks from the metal barn, the future storage building and the existing stabling on the property. The other departure is for additional impervious surface on the property.

Mr. Heinen outlined conditions of approval for the commission's consideration.

After the staff presentation, Ms. Kimberly Wasson of Forward Strides Stables, 24630 N. Old McHenry Road, Hawthorn Woods, Illinois, presented a brief description on the need for the additional expansion to the existing facility and the proposed new building.

There were no comments or questions from the public.

Commissioner Lindquist commented on the overall stormwater management with the new buildings as well as the fire protection.

Mr. Heinen commented that the final engineering will need to be approved prior to the issuance of any building permit and that the Applicant is currently working with the Village to meet the requirements. He also stated that the fire district will review the building to assure that they will meet all current building and fire codes.

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

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel, Lindquist

Nays: None

Abstain: None

Absent: Donovan

Motion carried, and the public hearing closed at 6:42 p.m.

Motion by Voltattorni, second by Massel to approve the amendment to the existing special use permit related to the proposed construction of an additional building and other departures from the existing planned unit development such as lot coverage and number of buildings

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel, Lindquist

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

It was noted this recommendation will be on the October 24, 2022 Village Board agenda.

V. ADJOURNMENT

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

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel, Lindquist

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

The meeting adjourned at 6:46 p.m.

Respectfully submitted,



Chris Heinen
Community Development Director