



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, NOVEMBER 12, 2024
6:30 PM**

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. Merkel, Mr. Tisci, Ms. Massel, Mr. Preble, Mr. Blackshaw, and Mr. Glickman.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, and Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the October 22, 2024 Planning, Building and Zoning Commission Meeting

Motion by Tisci, second by Massel to approve the Minutes of the October 22, 2024 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Blackshaw and Glickman

Nays: None

Abstain: None

Absent: None

Motion carried.

IV. NEW BUSINESS

- A. Continued - Public Hearing - Special Use Planned Development Amendment – Consideration of an application by PAWS Chicago, as applicant for an amendment to the special use planned development for a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic, located at 55 Pine Grove Boulevard

This is a continuation of a public hearing which was opened at the October 8, 2024 and first continued to the October 22, 2024 Planning, Building and Zoning Commission meeting.

Mr. Merkel noted the applicant was present to address the concerns of the resident and Planning, Building and Zoning Commission members which were expressed at the October 22, 2024 public hearing.

Mr. Heinen indicated staff received additional information from the applicant as well as communications from residents, which were provided to the Commissioners. A new site plan and signage have been provided for review.

All individuals wishing to testify at the public hearing were sworn in.

Bernard Citron, Thompson Coburn, attorney for the applicant, testified that the neighbors were invited to PAWS Chicago to tour their facility. He highlighted the changes to the site plan, which included moving a play area away from the eastern portion of the property. He also highlighted eight conditions of approval.

Alexis Fasseas, 77 E. Walton, Chicago, testified to the uniqueness of PAWS Chicago, such as suites, not cages being used. Classical music is piped in to promote calmness in the animals. She provided information on changes in property values in the Lincoln Park area since the inception of PAWS Chicago at that location. She indicated they have never received any complaints from the neighbors in Lincoln Park. Ms. Fasseas highlighted their vision for the TACS Stable property, and showed an aerial video of the property.

Ms. Fasseas addressed the concerns heard from the adjacent residents. She testified as to their noise/behavior protocol, fireworks protocol when the shooting range will be used, and waste removal. She also noted that the annexation agreement allows for 40 townhomes on the property.

Ms. Fasseas indicated they would like to keep the existing animals on the property. She also highlighted the value of the volunteers to their organization.

Mr. Merkel asked locating the play area on the south end of the property. Ms. Fasseas noted they are limited on moving the play area into that location due to the existing elevation of the property.

Mr. Merkel inquired about the shooting range use, the number of people who attended the bus tour of the Lincoln Park facility, and the meeting held between the applicant and the Grand Dominion residents. He also asked about the opportunity to install a berm or screening on the east side of the property. Mr. Citron stated there is a wetland on the southern end of the property, and some of the Grand Dominion residents have asked that

their view of the subject property not be blocked. He also noted the Grand Dominion property is about 20' higher than the subject property.

Mr. Merkel noted PAWS Chicago has an emergency protocol in place in case of barking dogs in the evening.

Mr. Preble inquired about the response plan if there were complaints. Ms. Fasseas indicated they have local people to respond first. She stated their response to any complaints would be followed up with return communications to the complainant.

Mr. Merkel asked about the Village's response if complaints are received. Mr. Brankin responded that if complaints were received, staff would investigate, and possibly there would be a zoning violation issued. If the issue persisted, a show cause hearing would be held before the Village Board, where the Board could revoke the special use permit.

Ms. Frasseas presented the signage to be used on the property.

At this time, Mr. Merkel asked for public comment.

Miriam Becerra, 3751 Melody Street, Mundelein, had questions about the sign and the naming opportunity. PAWS Chicago is hoping to attract a donor for this opportunity.

Lynn Goodell, 3361 Bagatelle Lane, Mundelein, stated she was initially skeptical of the application; however, she attended the tour of the Lincoln Park facility and changed her mind based upon what she saw and how PAWS Chicago ran their current location. She noted she was there two hours and never heard a dog bark.

John Paslawsky, 3070 Rockwell Circle, Mundelein, thanked the Commissioners for continuing the public hearing to allow for residents to better understand the issues. He noted 92 residents met with PAWS Chicago on November 1, 2024. He too attended the Lincoln Park tour, and indicated the HOA Board believes the changes PAWS Chicago has made to the site plan are sincere. He noted the Grand Dominion sub-committee believes the proposed application can work at this location, and multifamily homes would be less desirable.

Sherby Reckles, 3703 Monticeto Circle, Mundelein, also attended the tour of PAWS Chicago in Lincoln Park, and expressed concern about property values and the hours of operation of the gun club.

Steven Weinberg, 3647 Canton Circle, Mundelein, noted the demographics of the Lincoln Park area are different than that of Grand Dominion, and that the noise of the city is more of an accepted issue. He noted gunshots from the gun club can be heard in Grand Dominion.

Lee Kingdon, 3752 Monticeto Circle, Mundelein, indicated she had collected signatures of residents who oppose the application. She stated the Grand Dominion sub-committee

does not express the opinion of the 16 residents who received the notification letter. She spoke of the standards found in the zoning code. She expressed concern about the unknowns with the application.

Pam Navarre, 3740 Melody Street, Mundelein, President of the Grand Dominion HOA, provided a handout to the Commissioners, and indicated that they believe the concerns have been addressed by the applicant. She stated she believes PAWS Chicago will make a good neighbor as opposed to 40 multifamily homes. She indicated she attended the tour of the Chicago facility, and said the staff does keep the dogs quiet. She saw many volunteers, and they live up to their promises.

Barbara Cooke, 5346 RFD, Long Grove, stated she has three rescue dogs, and works at Skycrest Animal Clinic. She spoke about the training people go through before volunteering at PAWS Chicago. She volunteers at PAWS Chicago and spoke about the value of the facility and volunteers. She encouraged others to volunteer at PAWS Chicago.

Richard Brockman, 3767 Canton Circle, Mundelein, inquired about parking lot lighting. Mr. Citron indicated there is no plan for increased lighting in the parking lot. He said they will provide a lighting plan to Village staff at the time of permitting. Mr. Heinen noted the Village is a dark skies community, and the applicant will have to comply with those standards.

There being no further public comment, Mr. Merkel asked for a motion to close the public hearing.

Motion by Tisci, second by Preble to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Blackshaw, Preble and Glickman

Nays: None

Abstain: None

Absent: None

Motion carried, and the public hearing closed at 7:35 p.m.

Motion by Massel, second by Blackshaw to approve a recommendation to the Village Board as written in the staff report.

During Commissioner deliberations, Mr. Preble commented on the conflicting testimony related to the hours of operation of the gun club. Mr. Brankin stated it would be appropriate for the Commissioners to amend their motion to include the fireworks protocol whenever

the gun club holds outdoor shooting events, as well as conditions of approval 1 – 8 identified by the applicant.

Mr. Merkel asked for a ninth condition – that a group from Grand Dominion and PAWS Chicago meet as needed to ensure issues are rectified.

Ms. Massel noted there were no residents from the Ivanhoe Club at tonight’s meeting to testify.

Mr. Merkel asked the applicant if there was an opportunity to install landscape screening on private property of those who back up to the PAWS Chicago property. Mr. Brankin stated this should be a suggestion to the applicant, not a condition.

Mr. Blackshaw suggested landscaping be installed on the PAWS Chicago property. Mr. Heinen noted the Village Code does not allow for the planting of natural fences, but said a tenth condition could be added that staff work with the applicant on a landscape plan, if feasible.

Mr. Glickman inquired about the enforcement of the conditions in the special use permit. Staff will investigate any complaints, and conditions will be identified in the ordinance. Mr. Glickman also commented that PAWS Chicago will be investing a significant amount of money on the facility and believed they will conduct their business in such a way to protect their investment.

Amended motion by Massel, second by Blackshaw to approve a recommendation to the Village Board as written in the staff report and found in the list of eight PAWS Chicago Conditions of Approval, as well modification to condition #2 that PAWS Chicago will respond to any complainant, a ninth condition relating to joint meetings between PAWS Chicago and representatives of Grand Dominion on a quarterly basis, and a tenth condition that staff will work with PAWS Chicago on a landscape plan, if feasible.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Blackshaw, Preble and Glickman

Nays: None

Abstain: None

Absent: None

Motion carried.

V. ADJOURNMENT

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

Voice vote.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0
Motion carried.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk