

**PLAN COMMISSION
VILLAGE OF HAWTHORN WOODS
JANUARY 7, 2010, 7:25 PM**

MEETING MINUTES

I. Call to Order and Roll Call

Present: Susy Rein, Chairperson
Jim Kaiser, Phil LaGro, David Lindquist, Michael Salvi
Absent: John Kosik
Staff: Donna Lobaito, CAO

II. Approval of Minutes from December 21, 2009 Meeting

Motion to approve: Phil LaGro
Second: Michael Salvi
Discussion:

- II. Approval of Minutes – First paragraph delete “; and John Kosik”
IV. B. Para. 2, last sentence, change the word “encouragement” to disfavor.

Para. 6. Add “In the last sentence, change “and” to “in” and add a second sentence, “The Commissioners agreed to consider Dark Skies initiatives, related to the IDA.”

Para. 7. Edit to read “Discussion was had concerning whether or not there is a need to allow greater height for PWS facilities. ... Add the following at end of paragraph: “All PWS Facility permit applications shall require design approval by the Village of Hawthorn Woods. No plain CMU’s would be allowed for a masonry wall.

Roll call vote:

Ayes: Kaiser, LaGro, Lindquist, Salvi
Nays: None
Abstain: None

Motion passed

III. Department Head Report

Donna Lobaito comments:

NIU grad student @ U of I, Springfield, interviewed for the intern position, with 2 more candidates to follow. Intern focus will be to assist Staff in re-writing the Zoning Ordinance.

Midlothian Road sanitary sewer construction to begin, with anticipated completion in Aug., 2010.

IV. Public Hearings

A. Continuation of a Public Hearing for the Consideration of a Special Use Permit - Personal Wireless Service (PWS) Facility Co-Location of Antenna - 22150

Kruckenber Road - Sprint.

Ms. Rein stated the applicant was not present at tonight's meeting and has requested a continuance to the next Plan Commission meeting.

Motion by Jim Kaiser, second by Phil LaGro to continue the public hearing to the February 2010 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Kaiser, LaGro, Lindquist, Salvi

Nays: None

Abstain: None

Motion passed

B. Continuation of a Public Hearing for the Consideration and Recommendation of a Zoning Code Amendment –

1. Creation of New Zoning Districts - (PU/IB) Public Use and Institutional Buildings District and (M) Municipal Government Office District

2. Amendments to the (P-1) Industrial District, the (O) Office District, the (O-1) Office Business District, the (B-1) Retail Business District, and the (F-1) Flood Plain & Natural Conservation District

3. Amendments to other Sections of the Zoning Code with respect to the Location of Personal Wireless Service (PWS) Facilities.

Presenter comments:

Donna Lobaito offered the following:

Staff reviewed zoning revision suggestions provided by Al Maiden of Rolf Campbell & Assoc., Dec. 30, 2009. Proposed changes were submitted based on Staff review and Plan Commission comments at the Dec. 21, 2009 meeting, and were provided in **BOLD PRINT** in her Jan. 5, 2010 Memorandum.

Zoning Standard Table, PU/IB, change Rear Yard," 40 ft" to "50 ft".

Lot Coverages increased for PU/IB & M Districts, as are FAR's.

Non-conforming issues raised with existing municipal buildings.

Recommendations to list Parks and Open Space Recreation Facilities as permitted use in Municipal Office (M) District.

Public comments:

No members present

Motion by Jim Kaiser, second by Phil LaGro to recommend to the Village Board these amendments to the zoning ordinance with the following conditions:

1. Regarding the PWS amendment, staff would obtain a legal opinion on the accurate name of this body prior to the Village Board vote.
2. Approval of the renaming of the zoning districts would be contingent upon fiscal impact of codification services.
3. Amendments to 9-3-14 – PWS - of the zoning ordinance would contain the following edits:

A.) Under B. - Replace “along existing overhead electrical transmission lines” in proposed amendment with “along existing high tension power lines.”

B) Correct “collocate” to read “co-locate” throughout the document.

C) Under C. 3 - Replace “such as painted” to read “such as designed” and delete “with a galvanized finish”.

Roll call vote:

Ayes: Kaiser, LaGro, Lindquist, Salvi

Nays: None

Motion passed.

V. Old Business

None this month

VI. New Business

None this month

VII. Discussion Items

- A. Determine the exact names and responsibilities of the new Planning, Building and Zoning, and Zoning Appeals groups (formerly known as the Plan Commission, Zoning Board of Appeals, and Architectural Committee).
- B. Consider changing the Zoning Ordinance definition of “Building Height”, 9-2-2, to average the height of a sloping roof, in order to favor buildings with sloping roofs.
- C. Study and consider creating an ordinance which limits (or prohibits) the skyward escape of exterior lighting, per the dark skies initiatives of the International Dark-skies Assoc.
- D. When zoning ordinance is amended, it was noted that the definition of “Lot Coverage” in Sect. 9-2-2 should include impervious surfaces in the definition.

VIII. Adjournment

Motion to adjourn: Michael Salvi

Second: Phil LaGro

Ayes: Kaiser, LaGro, Lindquist, Salvi

Nays: None

Meeting adjourned at 9:10 pm

Next meeting: Feb. 2, 2010; April meeting moved from Apr. 1 to Apr. 8, 2010
Feb. Minutes will be taken by to Jim Kaiser

Respectfully submitted;
David Lindquist

Hansen, Sandy

From: Lobaito, Donna
Sent: Friday, March 05, 2010 4:23 PM
To: Hansen, Sandy
Subject: Business license letters
Attachments: Business License letter - commercial.doc; Business License letter - Home occupation.doc

Sandy -

I have two business license letters. The first one is for commercial businesses. The second is for the home based businesses. I think we should include the application in both. Please review and share with Pam to see what she thinks. When we return the week of the 15th we can work on getting these out.

Donna Lobaito
Chief Administrative Officer and Village Clerk
Village of Hawthorn Woods
2 Lagoon Drive
Hawthorn Woods, IL 60047
Phone: 847.540.5222

3/5/2010