

VILLAGE OF HAWTHORN WOODS  
MINUTES FOR MEETING OF: PLAN COMMISSION  
DATE: JULY 13, 2010  
MINUTES RECORDED BY: MIKE SALVI

I. Call to Order and Roll Call

Meeting called to order at 7:05 p.m. by Chair, Susy Rein.

Roll Call - Present

Susy Rein, Chair  
Jim Kaiser  
Phil LaGro  
Mike Salvi  
Dave Lindquist  
Arnold Thomas

Not Present: Jim Merkel

Staff: Donna Lobaito and Pam Newton. Mayor Mancino also present.

II. Words of Thanks – Pam Newton and Mayor Mancino spoke to thank the commission and staff for a good job in handling the most recent annexation issue. Jim Merkel arrived at 7:10 p.m.

III. New Business - Consideration of a request for the authorization of a certificate of approval including building elevations, signage, lighting and landscape plans – Gilmer Shell – renovation plans. Donna Lobaito addressed the Commission and summarized the nature of the improvements sought by the Gilmer Shell and recited pending staff recommendations for potential approval of the project.

Ron Ambrose, of the Ambrose Design Group, Crystal Lake, Illinois, addressed the Commission on behalf of Gilmer Shell. Mr. Ambrose described in detail the various improvements sought and yielded questions from the Commission. Extensive discussion was had on the matter.

Motion made to recommend approval by Dave Lindquist to recommend approval subject to certain conditions, as stated below. Moreover, Lindquist amended the motion to make it subject to board approval of the Village Code Amendments granting the planning board PB&Z Commission of the duties and responsibilities necessary to grant the certificate's approval as required in the matter pending before the commission. The motion recommended approval subject to the following staff recommendations (as modified herein):

A. Building Elevations and Canopy.

1. All existing interior window signage being relocated to inside the store and not visible on the windows.
2. All existing temporary signs being removed and temporary sign permits be secured for future signs in accordance with the Village's sign ordinance.
3. The door depicted on the north elevation and the overhead window to be painted black, or otherwise should be black in color.
4. The trash enclosure being painted the same color to match the paint on the brick building as planned.
5. The backside of the building to be painted to match the brick and paint on the other three sides (and on the monument side).
6. The face brick at the base of the columns to be replaced with new brick in a color to match the paint the brick on the building and on the monument sign.
7. No exposed electrical conduit, or electrical boxes, on the surface or visible on the exterior of the building.
8. The propane and ice machine shall be placed in an appropriate position and to take into account the safety and aesthetics.

#### B. Landscape Plan

1. The trash enclosure being screened with evergreen trees along the Gilmer Road side.
2. The concrete curb around the landscape island along Midlothian Road to be replaced and replanted with lilies, low growing shrubs or perennials.

#### C. Monument Size

1. The style and color of the retaining wall around the monument sign base shall be subject to the Village's approval.

#### D. Lighting Fixtures

1. The Challenger Wall Sconces on the building being black in color.
2. Raised translucent internally illuminated LED Shell red light bar on the canopy to be replaced with smooth satin Shell red attached to the ACM fascia finished in satin Shell yellow. The Village Board is requested to review night-time pictures/photographs of the Shell station with this feature and picture/photographs of Shell stations from other locations without this feature and, upon considering such evidence, evidence that the Planning Commission did not have before it, should consider modifying this condition of approval.
3. The goose-neck style fixture over the Shell logo on the canopy being white so, the goose-neck fixture must be on the south and west canopy elevation.
4. The existing yard lights and poles to be painted black and retrofitted with fixtures to match the Challenger light fixtures.

5. No "uplighting" to be used; the monument sign with the goose-neck style light of appropriate size shining downward otherwise consistent with the goals of "down lighting."

Motion by Dave Lindquist, as stated above, was seconded by Arnold Thomas. Motion passed upon unanimous vote.

IV. Department Head Reports

Donna Lobaito reported on potential annexations as requested by contiguous homeowners that are being considered; she reported that the Village has a new inspector and new plan reviewer with these services being provided by the Village of Mundelein. Finally, Ms. Lobaito reported that the Village would be making efforts to present to the Commissioners their packets about a week before planned meetings.

V. Adjournment

Motion made to adjourn by Dave Lindquist and seconded by Arnold Thomas. Motion passed by unanimous vote at 9:15 p.m.

