

Planning, Building and Zoning Commission Meeting

*Village of Hawthorn Woods
2 Lagoon Drive, Hawthorn Woods, Illinois
Tuesday, January 11th 2011*

Meeting Minutes

I. Call to Order and Roll Call:

The meeting was called to order by Chair Rein at 7:05 pm

Roll was taken and the following Commission Members were in attendance:

- Phil LaGro
- Dave Lindquist
- Jim Merkel
- Susy Rein
- Mike Salvi

Commission Members absent:

- Jim Kaiser
- Arnold Thomas

Other Village Representatives / Consultants in attendance:

- Donna Lobaito – VHW Chief Administrative Officer
- Doug White – Greengard Inc.

II. Approval of the Joint Planning, Building and Zoning Commission and Zoning Board of Appeals Minutes of November 9th, 2010.

- There was no discussion.
- Motion by Phil LaGro to accept minutes as written.
- Second by Jim Merkel
- Commissioners in favor.....Salvi, Lindquist, LaGro and Merkel

III. Department Head Report

Ms. Lobaito made the following comments:

- Our attorney has requested that we type out meeting minutes rather than use the "fill in the blank" template.
- The Hartmann Subdivision off Old McHenry Road will have a final plat review at our February meeting.
- The Commission will review the MAP amendment at our February meeting.
- Pam Newton and Donna Lobaito are reviewing the Architectural Ordinance
- Pam Newton and Donna Lobaito are reviewing the current Signage Ordinance
- We will start the preliminary discussions regarding a Solar and Wind Ordinance at our next meeting
- The Shell Station at the corner of Midlothian and Gilmer has completed their tank replacement but has delayed the complete rehab project due to a brick issue. The owners will need to receive brick approval from the village prior to starting the project.

IV. New Business

Consideration of a request for the Approval of a Preliminary Plat – 516 Old McHenry Road.

Background – 2 Single Family Residence (R-1) lots on approximately 2.0 acres, located at 516 Old McHenry Road approximately 300 feet west of Darlington Drive. At one point there was a single family home on the proposed Lot 1, but was demolished several years ago. The property is located within the corporate limits of the Village of Hawthorn Woods.

Discussion

- Mr. Doug White PE from Greengard Inc. walked the commission through the proposed final plat. The property is currently owned by Village Bank and Trust. They are requesting to subdivide the single lot into (2) lots for future development.
- There will be no concept plan proposed. Per Ms. Lobaito, everything will be captured at the final Plat stage.
- Chair Rein inquired about the labeling issue noted in the Christopher Burke Engineering Ltd document. Mr. White agreed that these minor labeling issues will be corrected.
- Chair Rein questioned Mr. White about the water situation for the proposed lots. Mr. White said the owner of the property has agreed to pay the costs associated with extending the waterline 200 feet for connection.
- Mr. Lindquist inquired about the sewer. Mr. White noted that the lots will utilize a Wisconsin Mound for sewer.

- Chair Rein inquired about the Lake County access permit validity based on the date? Mr. White was confident that the permit was still valid but agreed to verify.
- Mr. Lindquist inquired about the thought of combining the driveways.
- Mr. Lindquist was not in favor of adding more trees to the property as recommended by Rolf C. Campbell & Associates due to a safety concern pulling out onto Old McHenry Road.
- Chair Rein brought up the wetland issue with regards to Wetland Management (10-3H). She emphasized that an owner cannot build in the buffer or alter it in anyway. Mr. Lindquist stated that the purpose of the easement is to protect the natural feature of the wetland.
- Chair Rein referenced the Countryside Fire Protection District letter dated January 6th 2011. We are in agreement with points #1 and #2. We oppose point #3 due to the fact that we are not annexing the property but simply resizing the lot. The property in question is a sub-division of a previously developed parcel.
- Chair Rein and Mr. Lindquist also disagreed with point number 4. We do not require sprinkler systems.

Motion by Dave Lindquist to accept preliminary Plat approval as written below

Second by Phil LaGro

The Commission recommends the following:

Preliminary Plat recommended for approval subject to the following:

- A. Plan review comments provided by Christopher B. Burke Engineering, Ltd., dated December 6, 2010.***
- B. Plan review comments provided by Rolf C. Campbell & Associates, Inc., dated August 20, 2010 with the exception of item #4 under subdivision.***
- C. Plan review comments provided by Countryside Fire Protection District dated January 6, 2011 with the exception of items 3 & 4.***
- D. Plan review comments for Minor Access provided by Lake County Division of Transportation, dated October 19, 2009 providing verification of permit extension prior to final plat approval.***
- E. Extension and tie-in to water main for both lots***
- F. Easement noted and delineated for wetland buffer and noted on final plat that the Village of Hawthorn Woods has the Right but not the Responsibility to maintain buffer and wetland in its natural state. Homeowner cannot construct in a wetland buffer.***

Commissioners in Favor.....Salvi, LaGro, Lindquist, Merkel

V. Adjournment

Motion to Adjourn by Mr. LaGro

Second by Mr. Lindquist

Commissioners in Favor.....Salvi, Lindquist, LaGro , Merkel

The Meeting was adjourned by Chair Rein at 8:05 pm

Respectfully submitted;

James L. Merkel

Susy Rein 3-15-11