



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING  
VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, APRIL 12, 2011  
6:00 P.M.**

**MINUTES**

**I. Call to Order and Roll Call**

Chairperson Rein called the meeting to order at 6:04 p.m. Roll call indicated the following members were present: Chairperson Rein, Commissioners Lindquist, Thomas and Merkel. Absent: Commissioners Salvi, Kaiser and LaGro. Also present: Trustee Liaison Dominick DiMaggio and Chief Administrative Officer Donna Lobaito

**II. Approval of the Planning, Building and Zoning Commission Special Meeting Minutes of March 15, 2011**

Motion by Merkel, second by Thomas to approve the minutes of the March 15, 2011 Special Planning, Building and Zoning Commission.

Chairperson Rein noted the following changes:

Under Department Head Report, the first sentence should read: "Ms. Lobaito discussed various issues concerning pending Village business including Village endeavors to ask landowners lying just outside the Village limits about the prospect of annexing into the Village".

Also under Department Head Report the following sentence should be added: "Lastly, Ms. Lobaito polled the Commission as to their availability to meeting at 6:00 p.m. on a regular basis as opposed to 7:00 p.m. The Commissioners agreed to the new starting time."

Under Discussion Regarding Sustained Development and Specifically Lake County's Proposed Sustained Building Plus Development Standards, Ms. Rein noted the word "Sustained" should be replaced with "Sustainable". Also, the sentence under this title should read: "A general discussion was had concerning the content of Lake County's current draft of Sustainable Building, Strategy and Development Standards."

Upon a voice vote, the motion carried unanimously with the noted changes.

### **III. Opportunity for the Public to Address the Commission**

None this month.

### **IV. Department Head Report**

Ms. Lobaito informed the Commissioners that Fisher Burton has submitted a petition for annexation with the Village, although they have no plans to develop the property at this time. A petition for annexation was also received from Mr. McGuinn for a small 1/3 acre parcel of land at the entrance to the Sunrise Tree Care property on Midlothian Road. Ms. Lobaito reported the public hearing scheduled for tonight will need to be opened and continued to the May meeting as the petitioner did not post the required sign on the property in a timely manner. Ms. Lobaito reported that it is anticipated that tonight's public hearing for the Architectural Overlay amendments will continue next month. She also reported that next month she will be bringing the map amendment public hearing before the Commission.

### **V. Public Hearings**

- A. A Public Hearing for the Consideration and Recommendation of the Rezoning of Property Located at 110 Midlothian Road to AB Agricultural Business – Applicant, Stephen McGuinn, Sunrise Tree Care

Motion by Thomas, second by Lindquist to open the public hearing. Upon a voice vote, the motion carried unanimously. Ms. Rein asked for a motion to continue the public hearing to the May 10, 2011 meeting. Motion by Thomas, second by Merkel to continue the public hearing to the May 10, 2011 meeting. Upon a voice vote, the motion carried unanimously.

- B. A Public Hearing for the Consideration and Recommendation of a Zoning Amendment – Title 9, Section 9-16-9; Posting of Notice – Applicant, Village of Hawthorn Woods

Motion by Merkel, second by Thomas to open the public hearing. Upon a voice vote, the motion carried unanimously.

Ms. Lobaito reported that staff is recommending changes to the posting of notice requirement for rezoning of property as a cost savings measure as well as to improve aesthetics. The required sign size will be reduced to 2'x3' and language will be generic in nature, including the Village phone number and website address, so that signs can be recycled in the future.

The Commissioners offered their commentary and agreed with the proposed changes with one minor modification that the sign announce a zoning change is proposed.

Motion by Lindquist, second by Thomas to close the public hearing. Upon a voice vote, the motion carried unanimously.

Motion by Lindquist, second by Merkel to recommend the approval of amendments to the posting of notice for property rezoning as presented by staff with amended language that included the sign state it is announcing a zoning change.

Ms. Rein asked that the sign colors be white with black lettering for ease of reading.

Upon a voice vote, the motion carried unanimously.

C. A Public Hearing for the Consideration and Recommendation of a Zoning Amendment – Title 9, Chapter 9A; Architectural Overlay District Ordinance – Applicant, Village of Hawthorn Woods

Motion by Thomas, second by Merkel to open the public hearing. Upon a voice vote, the motion carried unanimously.

Ms. Lobaito explained that when Mayor Mancino took office two years ago, he asked staff to re-write the Architectural Overlay District Ordinance in that much of the existing language was restrictive and inhibited development within the Village. Staff made their edits to the ordinance, and then sought comments from Al Maiden, Rolf Campbell & Associates. Some members commented on the need to have parameters, but not so much that the creativity of architects and developers is stifled.

Ms. Rein suggested the Commission review each chapter of the ordinance and offer commentary.

**9-9A-1: VISION**

Ms. Lobaito gave an overview of the proposed Hawthorn Woods Water Walk. Mr. Thomas noted the speed limit along Midlothian Road is presently 50 mph, and that a traffic study would need to be conducted. Ms. Lobaito noted this would be a part of any development along that road. Ms. Rein noted Mr. Maiden's comments that it would be suggested to have a variety of water features along the Water Walk for variety. One typo was noted.

At this time, Ms. Rein commented on her recent visit to Europe and many towns use of a square as an active gathering place. She said that in every town they visited, it was always the town square where activities were taking place, such as a farmer's market, flower sales, active recreation, family gatherings, dining and contests. Ms. Lobaito commented on the Woodstock square and the successes

that square has seen. The Commissioners commented on a square being a natural meeting place which would build community. Mr. Lindquist liked the idea of bike paths that would lead from differing areas of town to the square. It was noted that the square would be a feature in the Hawthorn Woods River Walk.

The Commissioners commented that they did not want to limit retailers to non-chain stores in the downtown. They noted that McDonald's exists in Lake Forest and they were made to comply with certain standards.

#### **9-9A-2: PURPOSE OF DISTRICT**

Language was added to the end of letter C. "...and provides for a pedestrian friendly environment."

#### **9-9A-3: REGULATIONS ARE IN ADDITION TO UNDERLYING ZONING**

No changes were noted.

#### **9-9A-4: DEVELOPMENT APPROVAL REQUIRED; DEVIATIONS**

Ms. Lobaito noted that this section is presently the last section of the document and staff recommends moving it forward in the document. She noted that Letter F of this section states that deviations from this ordinance are allowed at the discretion of the Village Board and that she believed that in the past many developers probably put the document down long before reading the last sentences noted here. Trustee Liaison DiMaggio cautioned that the Village could be open to lawsuits if the appearance is that we are giving to one, but not another. He stated subjective decisions cannot be made and detailed reasons have to be provided when granting deviations to some. Ms. Lobaito stated that Village Attorney Shapiro will be asked to review the document before going to the Village Board for consideration.

#### **9-9A-5: PICTURAL EXHIBITS**

The Commission decided they would refer to the pictorial exhibits as addressed in the ordinance. It was noted that Mr. Maiden suggested real pictures, preferably of property within the Village, in these pictorial exhibits.

#### **9-9A-6: EXEMPTIONS FROM REGULATIONS**

It was noted that these AO regulations will apply to the Midlothian Road corridor only. The Commissioner discussed how earlier conversations about a town square being incorporated into the River Walk may not fit in with the residential character references in the existing ordinance. The Commissioners talked about

the value of having a master plan for the downtown. Ms. Lobaito responded that money has been budgeted this year to hire a company to design a downtown plan.

#### **9-9A-7: ARCHITECTURAL/SITE STANDARDS**

E. Building Orientation – Trustee DiMaggio noted that in Florida there are some buildings with entrances on the road side as well as the beach side. After much discussion, the Commissioners asked that Ms. Lobaito work with Mr. Maiden in fine tuning this section, as they were concerned as to how the orientation of a building would be affected with the preference that buildings, not parking be located adjacent to streets, and the idea of a square with parking in the rear.

Mr. Lindquist commented on an idea he has discussed with staff members of rerouting Fairfield Road to come down Krueger Road. This would give for a larger area to develop and allows for connectivity to White Birch Lakes subdivision. Some Commissioners thought this may be a traffic problem.

G. Building Facades; Size and Offsets – Mr. Thomas expressed concern about very long buildings and how offsets will work. Mr. Lindquist commented that the design of the building avoids monotony with offsets and architectural features. Mr. Thomas asked if a table could be developed or a percentage used to simplify this section.

I. Building Vocabulary – The Commissioners expressed concern that we may end up with two miles of a residential look which would be monotonous. Some Commissioners discussed removing this section all together.

J. Main Entry – The edits to this section are dependent upon Mr. Maiden's comments on building orientation.

L. Attached Residential Dwellings – Commissioners commented that three units would be acceptable if constructed in a row, and four if constructed in a pod.

N. Windows, Doors – 4. – The Commissioners asked that this sentence be removed because a window façade greater than 50% would be acceptable if the view warranted such. It was noted that we should let the designers design and not restrict creativity.

Ms. Rein asked for a motion to continue the public hearing. Motion by Lindquist, second by Merkel to continue the public hearing to May 10, 2011. Upon a voice vote, the motion carried unanimously.

#### **VI. Old Business**

A. None this month

**VII. New Business**

A. None this month

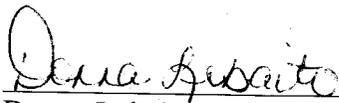
**VIII. Discussion**

A. None this month

**IX. Adjournment**

Motion by Merkel, second by Thomas to adjourn the meeting. There being no further business, the meeting adjourned at 8:45 p.m.

Respectfully submitted,



Donna Lobaito  
Donna Lobaito, Chief Administrative Officer

