



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 10, 2011
6:00 P.M.**

MINUTES

I. Call to Order and Roll Call

Chairperson Rein called the meeting to order at 6:03 p.m. Roll call indicated the following members were present: Chairperson Rein, Commissioners Lindquist, Thomas, Merkel, Salvi, Kaiser and LaGro. Absent: None. 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 April 12, 2011

Motion by Thomas, second by Merkel to approve the minutes of the April 12, 2011 Special Planning, Building and Zoning Commission.

Chairperson Rein noted the following changes:

Under the public hearing for the Architectural Overlay District Ordinance, 9-9A-6: Exemptions from Regulations, Ms. Rein noted that the first sentence should read, "It was noted that these AO regulations will apply to the Midlothian Road corridor only."

Upon a voice vote, the motion carried with the noted changes. Commissioner LaGro abstained from voting.

III. Opportunity for the Public to Address the Commission

None this month.

Commissioner Lindquist left the meeting at 6:04 p.m.

IV. Department Head Report

Ms. Lobaito updated the Commissioners on the upcoming projects that will be coming before the Planning, Building and Zoning Commission in the next nine months. One such item she reported on was a public hearing next month for solar panels. Mr. Bradley Cohen, 13 Old Barn Road, was in the audience and expressed interest in obtaining a

building permit for solar panels. He mentioned the government will be making a 30% rebate offer available on July 1st, and last year the money was gone within a couple days. Ms. Lobaito informed Mr. Cohen of the one year moratorium in place on solar panels and wind turbines. She said the moratorium was put in place around October 1, 2010. The Commission will be addressing solar panels next month and it is anticipated that public hearing will be concluded in one evening. The Village Board will take action on such ordinance at the June 20, 2011 meeting with the ordinance going into effect 10 days later; on June 30, 2011.

V. Public Hearings

A. Continuation of 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

The public hearing on the rezoning request by Mr. McGuinn continued from April 12, 2011. Ms. Lobaito reported that Mr. McGuinn brought to staff's attention the fact that a .3 acre parcel of his land at the entrance to his property at 110 Midlothian Road, is located in unincorporated Lake County and that he is requesting annexation and zoning from the Village. Ms. Lobaito stated the applicant has satisfactorily provided proper notice of tonight's meeting. The applicant is seeking AB Agricultural Business zoning which is consistent with the remainder of his property. Ms. Lobaito mentioned the special use permit issued by the previous administration had been revoked by the Village and that Mr. McGuinn would have to abide by the permitted uses in the AB zoning district. She also mentioned the zoning ordinance would contain language to this effect.

Mr. McGuinn mentioned that Lake County asked that this sliver of property be annexed into Hawthorn Woods, and he confirmed that this property represents his driveway. He also clarified that there is presently a special use permit in effect on his property that was granted to a former property owner, Mr. Seno. Ms. Lobaito confirmed this to be true and mentioned that the special use permit ran with the land. She clarified that her comment regarding the revocation of the special use permit pertained to tree trimming services issued to Mr. McGuinn.

Ms. Rein commented that she was aware that in the past, Mr. McGuinn was not compliant with operating under the permitted uses, but she also noted that his zoning request made sense. Mr. McGuinn stated that he believed his present operations were in compliance and that resident complaints had diminished.

Commissioner Lindquist returned to the meeting at 6:15 p.m.

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

Motion by LaGro, second by Thomas to approve the zoning request of Mr. McGuinn to AB Agricultural Business District, and that the ordinance should indicate that continued compliance with the zoning code is encouraged.

Mr. Salvi commented that he did not think language indicating continued compliance with the zoning code is encouraged should be added because the enforcement of the permitted uses will come from the zoning code itself and not the ordinance granting zoning. Ms. Lobaito agreed with this assessment, but stated that Village Attorney Shapiro was asked about such language and indicated we could work this language into the ordinance. Mr. Salvi was agreeable to leave this language in.

Roll call vote:

Ayes: Merkel, Thomas, LaGro, Lindquist, Salvi, Kaiser

Nays: None

Abstain: None

Absent: None

Motion carried.

B. Continuation of 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

Ms. Newton arrived at the meeting and stated she was present to participate in the conversation on the Architectural Overlay District ordinance. She mentioned the Village is working on six annexations at this time.

Ms. Lobaito started by addressing some concerns that the commission discussed at the previous meeting. The commissioners were in agreement that the language regarding building orientation and facades should allow for the creative designs of the architects and not stifle their creativity.

Ms. Lobaito also provided copies of a site plan submitted to the Village at one point by a developer, which depicted a square-like layout as discussed at last months meeting. She mentioned that a square design may not be how a potential developer envisions a particular development, and that the Village may have to consider other site plans.

Last month, the commission discussed 9-9A-7 I – Building Vocabulary and the fact that this section suggests a residential design. At last month's meeting, the commission expressed concern that this section would encourage monotony if not revised. After much discussion, it was decided to remove item I. all together. Mr. Lindquist commented on the fact that all the buildings in the office park with the exception of one are single story buildings. The reason being is that to have a second story would require an elevator which is expensive. He commented that the cost of construction for these buildings was expensive because of our residential requirement with high-pitched roofs. Mr. Merkel commented that the turret on the site plan example Ms. Lobaito provided provides for architectural appeal and is not residential in nature.

9-9A-7: ARCHITECTURAL/SITE STANDARDS

The commissioners started their review where they left off last month, which was at 9-9A-7 P – Roofs. The commissioners asked that number 1 be removed. The last sentence under number 3 should read, “Other materials may be acceptable upon approval of the village.”

Q. Building Materials – The first sentence should read, “It is preferred that the building materials be brick or stone, or other materials that may be approved by the Village.” The second sentence of the second paragraph should read, “Other similar materials may be accepted upon approval by the Village.”

S. Franchise Design – The last sentence is to be deleted.

U. Canopies – The title should be changed to, “U. Canopies Over Drive-In or Drive-Through Facilities.”

9-9A-8: STREETSCAPE/LANDSCAPE ELEMENTS

A. Parking – The second paragraph should read, “On street parking shall not be permitted on Midlothian, Fairfield, Old McHenry, Gilmer or Krueger Roads.”

The third paragraph under number 2 should read, “Not less than one landscaped island shall be provided on an average of every fifteen (15) parking spaces, or fraction thereof, within a parking lot, located and spaced throughout the entire parking lot.” It should also be moved to follow the second sentence in paragraph two.

E. Lighting – Number 6 should read, “Freestanding exterior lighting fixtures within the overlay district must be consistent with the character of the development. Energy efficient lighting should be used and directed downward.”

F. Landscaping and Buffering – Number 1 should read, “Best efforts shall be utilized to preserve significant trees, natural buffers and existing quality landscaping features when designing, locating, and/or grading for building improvements.”

G. Open Space/Natural Features – Number 2 should read, “Open spaces such as court yards, plazas, squares, gazebos or greenways are required to provide relief from building mass and provide comfortable outdoor sitting and gathering places.” Number 4 should read, “Outdoor eating areas are encouraged.”

H. Furniture, Structures, Planters – Number 2 should read, “Kiosks, pergolas, arbors, gazebos, and the like are encouraged to establish a focal point within open spaces.

9-9A-8: SIGNS

B. Sign Types Permitted/Prohibited – Awning or canopy signs should be moved to the list of permitted signs for retail uses. Number 4 should read, “The following types of signs shall be prohibited.”

C. Size/Area – Numbers 1 and 2 should be deleted. Number 3 should read, “Signs shall be oriented horizontally.”

D. Height – Number 1 should be deleted.

The commission members suggested that it would be helpful to see the sign ordinance in order to finish discussions on signs in the Architectural Overlay District. Staff stated that they would bring the sign ordinance public hearing to the Planning, Building and Zoning Commission in June and move the map amendment to July. The June meeting will consist of the continued public hearing for the Architectural Overlay District ordinance, a public hearing for signs and a public hearing for solar energy.

VI. Old Business

A. None this month

VII. New Business

A. None this month

VIII. Discussion

A. Commissioner Lindquist updated the Commission on his attendance at the Green Town Conference in Elgin.

IX. Adjournment

Motion by Merkel, second by Thomas to adjourn the meeting. There being no further business, the meeting adjourned at 9:05 p.m.

Respectfully submitted,



Donna Lobaito, Chief Administrative Officer

