



**PLANNING, BUILDING AND ZONING COMMISSION SPECIAL MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JUNE 21, 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 Thomas, LaGro, Salvi and Kaiser. Absent: Merkel and Lindquist. Also present: Chief Administrative Officer Donna Lobaito.

II. Opportunity for the Public to Address the Commission

None this month.

III. Public Hearings

- A. A Public Hearing for the Consideration and Recommendation of the Rezoning of Property to AB Agricultural Business and Special Use Permits for Accessory Agricultural Buildings; Cultivation of Field and Garden Crops; Landscape Architect Office; Landscape Contracting Business and Equipment Yard; and Nursery, Tree or Shrub, Retail or Nonretail, Generally Located at 27250 N. Gilmer Road - Applicant, Fisher Burton

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

Ms. Lobaito read her staff report and recommendation into the record. Fisher Burton, LLC has requested annexation into the Village of Hawthorn Woods seeking AB Agricultural Business zoning with certain special uses. The common address for this property is 27250 N. Gilmer Road and is contiguous to the Village of Hawthorn Woods.

Ms. Lobaito outlined the surrounding land uses and their zoning classifications. She also mentioned that Fisher Burton, LLC is a landscape maintenance and contracting business, and their intent is to continue to utilize their land in the same fashion as

they have been for years. Ms. Lobaito stated that the Land Use Plan of the Comprehensive Plan indicates this property as Estate zoning, therefore, an amendment to the Comprehensive Plan will be made this fall with the update of the Plan as a whole.

Ms. Lobaito mentioned that the hearing tonight had been noticed in the newspapers and the surrounding property owners had been notified via letter.

Mr. Fisher and Mr. Burton were in the audience but offered no additional testimony.

Ms. Rein asked if there were any individuals in the audience wanting to present testimony in favor of the proposed re-zoning. There was no testimony provided.

Ms. Rein asked if there were any individuals in the audience wanting to present testimony in opposition of the proposed re-zoning. Ms. Catherine Werner, Owens Road, stated she owned the property immediately to the west of the Fisher Burton property. She expressed concern about Hawthorn Woods force annexing her property at some point. Ms. Lobaito and Mr. Salvi responded that there have been no discussions about force annexing the Werner property. Ms. Werner mentioned she had animals and would be concerned about being able to keep them if annexed into Hawthorn Woods. Mr. Salvi responded they would be grand-fathered in. Mr. Salvi mentioned that at some point, the Werner's may want to consider annexing into Hawthorn Woods.

Mr. William Werner, Owens Road, stated he had no issues with Fisher Burton, LLC and their business; his concern is that he wants his property to remain unincorporated. Mr. Werner asked for any information on the proposed annexation. Ms. Lobaito handed Mr. Werner with her staff report.

Commissioner Kaiser questioned the plat of annexation as it relates to annexation of portions of Gilmer Road. Ms. Lobaito responded that the annexation of property runs to the far side of the road.

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

Motion by Thomas, second by LaGro to recommend the rezoning of the Fisher Burton, LLC property to AB Agricultural Business. Upon a voice vote the motion carried unanimously.

Motion by LaGro, second by Kaiser to recommend certain special use permits to the Village Board, including accessory agricultural buildings, cultivation of field and garden crops, landscape architect office, landscape contracting business and equipment yard, and nursery, tree or shrub retail or non-retail. The business would continue as it is presently operating. Upon a voice vote, the motion carried unanimously.

Ms. Rein mentioned this item would be on the Village Board agenda July 18, 2011 and that Mr. Fisher and Mr. Burton should be present at that meeting.

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

Motion by Thomas, second by Kaiser to continue the public hearing until the July 12, 2011 Planning, Building and Zoning Commission meeting. Upon a voice vote the motion carried unanimously.

- C. A Public Hearing for the Consideration and Recommendation of a Zoning Text Amendment – Title 9, Chapter 12; Signs – Applicant, Village of Hawthorn Woods

Motion by Thomas, second by LaGro to open the public hearing for the consideration and recommendations of a zoning text amendment – Title 9, Chapter 12; Signs. Upon a voice vote the motion carried unanimously.

Motion by Thomas, second by LaGro to continue the public hearing to the July 12, 2011 Planning, Building and Zoning Commission meeting. Upon a voice vote the motion carried unanimously.

IV. Old Business

- A. None this month

V. New Business

- A. None this month

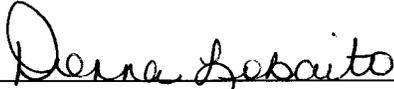
VI. Discussion

- A. Commissioner Salvi disclosed to the Commissioners that he has served as the attorney for Mr. and Mrs. Eric Nielsen, whose property is a part of a potential annexation into the Village of Hawthorn Woods. He stated that he has asked staff not to send him any correspondence regarding the potential annexation, and he asked the Commissioners to not email him regarding the same. He said that if at any time the Planning, Building and Zoning Commission addresses any issue on this property he leave the meeting while that agenda item is discussed and considered. Ms. Lobaito stated that the property is to be zoned R-1 upon annexation, therefore, at this time there would be no business being brought to this commission.

VII. Adjournment

Motion by Kaiser, second by Thomas to adjourn the meeting. There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,



Donna Lobaito, Chief Administrative Officer

