

PLANNING, BUILDING AND ZONING COMMISSION MEETING

TUESDAY, NOVEMBER 8, 2011

6:00 P.M.

MINUTES

I. Call to Order and Roll Call

Acting Chairperson, Jim Kaiser, called the meeting to order at 6:07 pm. Roll call indicated the following members were present: Kaiser, Merkel, Thomas, LaGro, and Lindquist. Commissioners Rein and Salvi were absent. CAO Lobaito was also in attendance.

II. Opportunity for the Public to address the Commission

There were no members of the public that indicated a desire to address the Commission.

III. New Business (Hartman Subdivision)

CAO Lobaito stated background regarding 2 single family residence (R-1) lots on 6.05 acre tract, located at 24838 Old McHenry Road. The property to be subdivided also encompassing the 3 small barns, presently on the property. Staff recommended approval subject to:

- a) Approval of preliminary and final plat by Board of Trustees.
- b) Approval of preliminary and final engineering plans by Village Engineer.
- c) Plan review comments provided by Christopher Burke Engineering, Ltd, dated November 3, 2011.

Applicant, Mr. Hartman, asked about his obligation to provide a bike path and maintain both structures on the property. After discussion by commission members, commission indicated that the final Ordinance is to address both structures and Village Board to address disposition of building structures, in the event property is sold.

A motion to recommend the preliminary plat and engineering approval with modified easement and bike path maintenance was made by Mr. LaGro and seconded by Mr. Merkel. All commissioners present, voted yes, in favor of recommending approval.

IV. Public Hearings

A. Continuation of Public Hearing for the Consideration and Recommendation of a Zoning Text Amendment - Title 9, Section 9-3-12; Skateboard Pipes and Ramps. Motion was made by Mr. Lindquist and seconded by Mr. Merkel to continue the Public Hearing to December 13th. All Commissioners present, voted yes.

B. Public Hearing for the Consideration and Recommendation of a Zoning Text Amendment - Title 9, Section 9-2-2, Definitions for Signs - Village of Hawthorn Woods, Applicant.

CAO Lobaito presented the Text Amendment as referenced by the Staff memo. A motion was made by Mr. Merkel and seconded by Mr. LaGro to open the Public Hearing. All members present, voted yes. Mr. Merkel inquired about incomplete illumination verbiage. CAO Lobaito explained that the sign ordinance information was just being relocated, not deleted. Additional discussion ensued with clarification of light confirmation measurements. Do we measure foot candles or lumens? Second request was made from Mr. Thomas that Staff investigates the purchase of a light meter and conduct readings that can be verifiable, prior to commitment to any standard. All Commissioners present, voted in agreement.

The public hearing was closed with a motion by Mr. Merkel and seconded by Mr. Lindquist. All Commissioners present, voted yes, in favor of closing the public hearing.

Motion was made by Mr. Merkel to move definitions to appropriate section, seconded by Mr. Lindquist. All Commissioners present, voted yes to motion.

C. Public Hearing for the Consideration and Recommendation of a Zoning Text Amendment - Title 9, Section 9-3-11B, Architectural Review - Village of Hawthorn Woods, Applicant.

CAO Lobaito presented Staff recommendations for updating special use section of zoning code. A motion was made by Mr. Merkel and seconded by Mr. Lindquist to open the public hearing. All members present, voted yes. Mr. LaGro sought clarification on context of "accessory structure". CAO Lobaito indicated that the underlying purpose of this recommendation is to simplify plan review for the home owners. Modifications encompassing; dog runs, satellite earth stations, earthen berms and decorative fences, are included to reduce paperwork and preparation for home owners to incorporate minor changes in their property.

A motion to close the public hearing was made by Mr. LaGro and seconded by Mr. Merkel. All members present, voted in favor of closing the public hearing.

A motion to recommend approval of the recommendation was made by Mr. Lindquist and seconded by Mr. Merkel. All members present, voted yes to approve.

An additional discussion ensued when Mr. Lindquist posed a question regarding the topic of solar energy systems, being moved to the zoning ordinance to streamline the variance process. Mr. Lindquist also wishes to address a potential point in the ordinance regarding solar panels facing the front of a residence or access street. Questions about the wishes of an immediate neighbor, aesthetic objections and who approves final views were raised. The Commission agreed to take this up at a later date.

V. Approval of Minutes

Approval of the minutes of the October 6, 2011 Planning, Building and Zoning Commission Meeting

No additions were added to minutes. Motion to approve, as presented, was made by Mr. Thomas and Seconded by Mr. Merkel. All members present voted yes to approve.

VI. Department Head Report

CAO Lobaito presented an update on ongoing Staff and Village business. Toll Brothers is expected to present an amended PUD at the December 2011 meeting. No further Village business was discussed.

VII. Adjournment

A motion to adjourn was made by Mr. Thomas and seconded by Mr. Lindquist. The meeting was unanimously adjourned at 7:23 pm.