



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY MAY 8, 2012
6:00 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Present: Chairperson Susy Rein called the meeting to order at 6:05. Commissioners present were Jim Kaiser, David Lindquist, Phil LaGro, Jim Merkel
Absent: Mike Salvi, Arnold Thomas
Staff: Donna Lobaito, CAO and Karen Baker, Executive Administrative Assistant
Trustee: Dominick DiMaggio
Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Commission

No public present at this time.

III. New Business/Public Hearings

- A. Public Hearing for the Consideration, Review and Recommendation on the Rezoning of Municipality Owned Property from R-1 Single Family Residential to (M) Municipal; 2 Lagoon Drive—Village Hall, PIN #14-10-302-001; 6760 Lagoon Drive –Village Hall Parking Lot, PIN # 14-10-301-003; 35 Old McHenry Road-Public Works Facility, PIN #14-10-100-020; 94 Midlothian Road-Hawthorn Woods Aquatic Center, PIN #14-03-300-028.

Motion to open by Kaiser and second by Merkel-All in favor. Motion carried.

Ms. Lobaito presented to the commission the background information and recommendation for the rezoning of certain municipal properties from R-1 to M. She noted no change in use is proposed. Discussion of the Aquatics Center being classified as Municipal was brought up that in Chapter 9C mentions Municipal Recreation Buildings.

Motion to approve by Kaiser and second by LaGro-All in favor. Motion carries to recommend to the Village Board Rezoning of Municipality Owned Property from R-1 Single Family Residential to (M) Municipal Government Property; 2 Lagoon Drive-Village Hall, PIN #14-10-302-001; 6760 Lagoon Drive –Village Hall Parking Lot, PIN # 14-10-301-003; 35 Old McHenry Road-Public Works Facility, PIN #14-10-100-020; 94 Midlothian Road-Hawthorn Woods Aquatic Center, PIN #14-03-300-028 as presented.

Motion to close by Lindquist and second by Merkel-All in favor. Motion carried.

B. A Public Hearing for the Consideration, Review and Recommendation of a Zoning Ordinance Text Amendments-Title 9, Section 9-2-2, to Add Definitions for Drive Through Facilities; Title 9, Section 9-6B-3, B-Business Zoning District-Drive Through Facilities as Special Uses; Requirements for the Establishment of Drive Through Facilities.

Motion to open by Lindquist and second by Merkel-All in favor. Motion carried.

A motion to approve by Kaiser and second by Lindquist-All in favor. Motion carries to recommend to the Village Board a Zoning Ordinance Text Amendments-Title 9, Section 9-2-2, to Add Definitions for Drive Through Facilities; Title 9, Section 9-6B-3, B-Business Zoning District-Drive Through Facilities as Special Uses; Requirements for the Establishment of Drive Through Facilities, subject to the Village Board Staff recommendations 1-6 in memorandum, and subject to modifications as follows:

4e. The setbacks for drive through facilities shall be consistent with the setbacks of the zoning district in which it is located unless otherwise modified as a part of the special use permit.

7. Hours of Operation. Hours of operation for the drive-through service shall be 6AM-10PM unless modified as a part of the Special Use approval.

10. Noise. Any drive-through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The speaker system shall not be located any closer than the setback yard requirements of the zoning district in which it is located unless otherwise modified as a part of the special use permit approval.

Motion to close public hearing by LaGro and second by Kaiser. All in favor. Motion carried.

IV. APPROVAL OF MINUTES

A motion to approve amended minutes of the February 28, 2012 Special Planning, Building and Zoning Commission as presented by LaGro and second by Merkel. All in favor. Motion carried.

V. DEPARTMENT HEAD REPORT

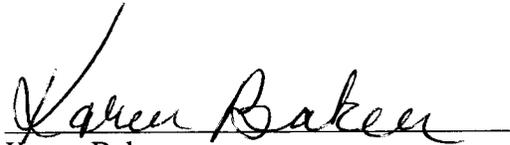
Donna Lobaito commented:

1. Toll Bros. application to amend Phase 6 may be changed from June 10th to July 24th.
2. The Geffe Site at Midlothian and Old McHenry brought fill in and it looks much better. The same contractor applied for a grading permit at Krueger and Fairfield which will make the land more marketable.
3. The final touches of the Architectural Overlay were reviewed by the Village Attorney and the final draft will be going to the Village Board.
4. The 7-1-2 Petition to Annex to Hawthorn Woods by Dimucci is going to be heard at the Board meeting on May 9, 2012 at 6:00PM.

VI. ADJOURNMENT

Motion to adjourn by Kaiser, second by LaGro-All in favor. Motion carried.
Meeting was adjourned at 7:05 P.M.

Respectfully submitted,



Karen Baker
Executive Administrative Assistant

Next Scheduled Meeting is June 12, 2012