

VILLAGE OF HAWTHORN WOODS
MINUTES FOR THE SPECIAL MEETING OF:
PLANNING, BUILDING AND ZONING COMMISSION
DATE: February 28, 2012
MINUTES RECORDED BY: MIKE SALVI

I. Call to Order and Roll Call

Present: Susy Rein, Chairperson
 Arnold Thomas, Jim Merkel, Mike Salvi, Phil LaGro and David Lindquist
Absent: Jim Kaiser
Staff: Donna Lobaito
Atty: Patrick Brankin

II. Opportunity for the Public to Address the Commission

No members of the audience asked to address the Commission

III. Public Hearings

A. Continuation of a Public Hearing for the Consideration, Review and Recommendation of a Request for a Special Use Permit for an Amended Preliminary Plat of Planned Development/Subdivision, Preliminary Plat of Subdivision, Preliminary Engineering and Preliminary Landscape Plans – Phase VI – Toll, IL HWCC, L.P., Applicant

The minutes of this portion of the meeting were prepared by Q & A Reporting, and are attached as Exhibit "A".

Commissioner Merkel abstained from voting and did not participate in any discussions concerning the matter.

Public hearing on the matter is therefore continued to March 13, 2012.

IV. Approval of Minutes

Upon discussion, the Commissioners discussed that at page 3 of the proposed Minutes of January 10, 2012 should be a change to include the words "provide an easement for the bike path, but". This provision would be inserted so that the complete sentence at the top of page 3 would read "Hartman would provide an easement for the bike path, but not be responsible for constructing and maintaining the bike path."

Mr. Kaiser arrived at 6:12 p.m.

V. Consideration of Findings of Fact – Hartman Subdivision

The Commission considered making the following changes to the Findings of Fact: To amend the second paragraph of Section II of the Recommendations so that it read (beginning at subsection 6) as follows:

“6. (Language regarding the bike path reflecting an easement being granted to the Village of Hawthorn Woods for all bike path operations; and

7. The addition of language to the final plat indicating the requirement of the removal of the smaller structure on Lot 2 prior to the time the building permit is issued for the construction of a single-family home on Lot 2.

Approval of related subdivision and engineering plans. And, at page 2, to add “6 p.m”. after January 10, 2012.

Motion by LaGro, second by Thomas to approve the Findings of Fact with corrections.

Mr. Merkel noted on page 4, to strike the words “with the retention of the outbuildings” at the second paragraph of the section relating to 9-14-4 Standards for Special Uses, and in its place insert “as implemented pursuant to the recommended conditions.”

Phil LaGro amended his motion to approve the Findings of Fact subject to the aforementioned amendments. Jim Merkel seconded the Motion.

Roll Call Vote

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

Nays: None

The Motion passes.

VI. Department Head Report

Report by Donna Lobaito concerning recent developments in the Village including the hiring of a new Public Works Director; the improvement of the Geffe Site which is being readied for development; the Village’s position regarding the Dimucci family’s application before the County to rezone their property at the intersection of Old McHenry Road and Route 12; and the prospect of various developers who are looking at parcels within the Village for development.

VII. Adjournment

Motion made by Phil LaGro and seconded by Jim Merkel for adjournment. Motion passed unanimously and the meeting was adjourned at 6:45 p.m.

