

**VILLAGE OF HAWTHORN WOODS  
MINUTES FOR MEETING OF: PLAN COMMISSION  
DATE: DECEMBER 21, 2009  
MINUTES RECORDED BY: MICHAEL SALVI**

**I. CALL TO ORDER AND ROLL CALL**

Members Present:           Susie Rein  
                                  John Kosik  
                                  Phil LaGro  
                                  David Lindquist  
                                  Michael Salvi

Members Not Present:     Jim Kaiser

Also Present:               Donna Lobaito

**II. APPROVAL OF MINUTES NOVEMBER 5, 2009 – SPECIAL MEETING**

David Lindquist moves to approve the Minutes with the following modifications: Add that Donna Lobaito made a report on the development and comprehensive plan in accordance with the discussion item noted in the Agenda for said meeting; and John Kosik. Motion was seconded by Phil LaGro and vote was taken. Commissioners in favor: John Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners opposed: None.

Susy Rein did not vote on any matters since the Chair votes only in certain specified situations as provided by Ordinance.

Motion to approve the Minutes for the meeting of November 5, 2009, are approved with the aforesaid amendment.

**III. Department Head Report**

Donna Lobaito made a report concerning various items including the following: Donna made a brief report on the proposed development and prospects of development of the aquatic center side of Midlothian Road and the proposed future Town Center. We discussed prospects for revising the comprehensive plan.

Next, Donna reported on the status of the Village's effort to revoke the special use permit previously issued to Steve McGuinn and Sunrise Tree Care at 110 Midlothian Road. She explained that the matter was no longer on the agenda. Because the matter was taken up by the Village Board as counsel had advised the Village that it was not necessary for the Plan Commission to conduct a hearing on the issue. Currently there is a pending

temporary restraining order preventing the Village from enforcing the revocation of special use permit but the status of the restraining order could change in January.

Ms. Lobaito reported on prospective development of the downtown area including the aquatic center side of Midlothian Road.

Ms. Lobaito reported on the Village's plans to hire an intern graduate student from Northern Illinois. This student is a graduate student in the field of public administration at Northern Illinois University, well known for its outstanding public administration and public policy graduate schools.

#### IV. PUBLIC HEARINGS

- A. The matter came up for public hearing for the consideration of a special use permit (personal wireless service – PWS) facility co-location of antenna – 22150 Kruckenberg Road – Sprint. John Kosik made a motion to open the public hearing and Phil LaGro seconded the Motion. The Commissioners voting in favor of the Motion were: John Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners voting in opposition of the Motion: None. The Motion carried and the public hearing was open.

Upon opening the hearing, Motion was made by Phil LaGro, and seconded by John Kosik to continue the hearing to the next Planning Commission hearing date. Commissioners voting in favor of the Motion were as follows: John Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners voting in opposition of the Motion are as follows: None. The Motion carried and the matter of a public hearing for consideration of a special use permit – personal wireless service facility – co-location of antenna – was continued to the next meeting in January, 2010.

- B. The matter came up for public hearing for consideration and recommendations of rezoning code amendment – creation of new zoning districts – public use and institutional buildings, district and municipal government office district, as well as amendments to the P1 Industrial District. The (o) office district, the (o-1) office business district, the (b-1) retail business district and the (f-1) flood plain and natural conservation district, and amendments to other sections of the Zoning Code with respect to the location of personal wireless service (PWS) facilities. Motion of Phil LaGro and seconded by Michael Salvi. Motion was made to open the public hearing. Commissioners in favor of the Motion: John Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners opposed: None. Susy Rein made some introductory remarks explaining generally the proposed amendments and the background concerning the Village's assessment that the amendments or some form of the amendments would be necessary or desirable. Discussion was had concerning various actions of the amendment proposed and Commissioners' concerns or ideas for adding language, modifying language or otherwise amending the current proposed Zoning Code amendments. For example, 9-9(b)-2 relating to "permitted uses" the suggestion was made that "churches or other houses of worship" and "public schools,

elementary and high..." and other similar facilities be moved to the special uses section at 9-9(b)-3.

As to "special uses" and the proposal for religious institutional buildings or structures as part of special uses, the following language was suggested: "Religious and not-for-profit with sleeping quarters, whether temporary or permanent, and other incidental uses such as rectories, seminaries, convents, monasteries or other accessory uses required or desired for operation." As to exterior lighting restrictions, the suggestion was made to allow for an emphasis of downward lighting and encouragement of upward lighting.

With respect to site and structural requirements, as with other sections of the proposed amendments, Ms. Lobaito noted that staff was continuing a review and doing additional research for recommendations as to modifications of these amendments.

As to the definition concerning building height, the Commission discussed the desire to change the definition of building height to encourage sloped roofs.

Concerning the municipal government office district and permitted uses within the district, the Commission discussed benefits of limiting permitted uses to those uses which a municipal government (as opposed to other governmental entities, like the state, federal, etc.) might make use of. Other discussion was had concerning the possibility that the state, federal and county government uses may be appropriate as "special uses" under the Municipal Government Office District Ordinance.

Additional discussion was had concerning lighting with the District with the Commissions' comments about how upward lighting should be disfavored and any parts of the Village Ordinances.

Discussion was also had concerning the need to allow greater height for PWS facilities. Donna mentioned that it was staff's desire to research this more.

There was also discussion amending the definition of Amendment to Section 9-3-14 regarding personal wireless service facilities that public utilities are not included as PWS.

The conclusion of the discussion, Motion was made by David Lindquist and seconded by Phil LaGro to continue the hearing on the matter to the next Planning Commission meeting date of January, 2010. Motion was seconded by Phil LaGro. Commissioners in favor: John Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners opposed: None. The Motion carried and the matter was continued to the next hearing date of January, 2010.

Next, Motion was made to adjourn the Planning Commission meeting by John Kosik and seconded by David Lindquist. Commissioners in favor of the Motion: John

Kosik, Phil LaGro, David Lindquist and Michael Salvi. Commissioners opposed to the Motion: None. The meeting was adjourned at 9:48 p.m., December 21, 2009.