



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY JANUARY 8, 2013
6:00 P.M.**

MINUTES

I. Call to Order and Roll Call

Present: Chair Susy Rein called the meeting to order at 6:06 PM. Roll call indicated the following members were present: Kaiser, Salvi, LaGro, Merkel and Rein

Absent: Lindquist

Staff: Donna Lobaito, Chief Administrative Officer 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-None at this time

III. Public Hearing

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

Motion by Commissioner Kaiser and second by Commissioner Merkel to continue the public hearing to April 9, 2013. All in favor. Motion carried.

IV. New Business

A. A Public Hearing for the Consideration and Recommendation (1) Rezoning of Property located at 25429 N. Gilmer Road, 25243 N. Gilmer Road, and 25147 N. Gilmer Road to AG Agricultural with Special Use Permits for Stable, Commercial; and Veterinary Clinic, Boarding Animal Variety Veterinary Clinic, Non-boarding Animal Variety

Motion by Commissioner LaGro and second by Commissioner Merkel to open the public hearing for discussion. All in favor. Motion carried

Commissioner Lindquist arrived at 6:10 PM.

Dr. Ross E. Hugi of 25147 N. Gilmer Road was present to testify on the history of the property and why he was requesting rezoning of the property. Dr. Hugi testified how he was raised here and how he has operated a business on the property for 40 years. He also testified that the property has been annexed into the village June of 2012 as R-1 Single Family Residential zoning. Since he operates a veterinary hospital, riding and boarding stable, he has requested to rezone the property to AG with Special Use Permits.

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

Motion by Commissioner LaGro and second by Commissioner Merkel to recommend Village Board to rezone parcels to AG. All in favor. Motion carried

B. A Consideration and Recommendation of a Zoning Text Amendment-Title 9, Section 9-3-4, Home Occupations; and Title 9, Section 9-2-2, Definitions-Applicant, Village of Hawthorn Woods

Motion by Commissioner Lindquist and seconded by Commissioner LaGro to open the public hearing for discussion. All in favor. Motion carried

Motion by Commissioner Lindquist, second by Commissioner Merkel to approve the text amendment as presented.

As the Commissioners were reading the proposed language for the text amendment, Commissioner LaGro asked how does the Village find out about the home occupations and for clarification regarding use of accessory buildings. Ms. Lobaito responded that the Village receives notification through the State. Attorney Brankin will look into any statutory limitations to business licensing by the Village.

After much discussion, the Commissioners agreed to the following edits to the text amendment presented by staff:

9-3-4C-Keep the existing village code language.

9-3-4D- No exterior storage or display of the business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.

9-3-4E-The language shall read, "No shipping or delivery of merchandise, goods or equipment shall be by other than U.S. mail and/or more than one (1) courier service per day, or by passenger automobile";

Motion by Commissioner Lindquist and second by Commissioner Merkel to the amended motion to edit C, D, E and maybe G which Attorney Brankin will look into if it is needed. All in favor. Motion carried

V. Approval of Minutes

A motion by Commissioner Lindquist and second by Commissioner Kaiser to approve minutes of the November 13, 2012 Planning, Building and Zoning Commission as presented. All in favor. Motion carried.

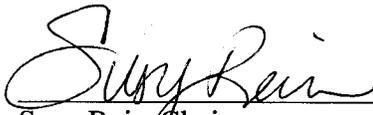
VI. Department Head Report

Ms. Lobaito began her report by outlining the format her department head reports will take moving forward. Commissioner Rein asked Attorney Brankin to advise the commission on the propriety of the discussion of matters not on the agenda in response to Commissioner LaGro's question as presented in Open Meetings Act training. Lobaito also reported that the 2013 meeting calendar had been approved by the Village Board, and that each commissioner should have received a copy. She also reported that the Village Board approved the rezoning of all municipal parks to Open Space, and they approved the text amendment to the Open Space zoning district.

VII. Adjournment

Motion to adjourn by Commissioner Salvi, second by Commissioner Kaiser. All in favor. Motion carried.

Meeting was adjourned at 7:38 P.M.



Susy Rein Chairperson

Next Scheduled Meeting is February 12, 2013