



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY MAY 14, 2013
6:00 P.M.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:03 p.m. The following members were present: Kaiser, Lindquist, LaGro, and Rein
Absent: Salvi, Merkel
Staff: Donna Lobaito, Chief Administrative Officer
Trustee: None
Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Commission

None at this time

III. Approval of Minutes

A. Approval of the Minutes of the April 9, 2013 Planning, Building and Zoning Commission

Motion by LaGro, second by Kaiser to approve the minutes of the April 9, 2013 Planning, Building and Zoning Commission.

Upon a voice vote, all voted aye and the motion carried.

IV. 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 LaGro, second by Kaiser to continue the public hearing until June 11, 2013 at 6 p.m.

Upon a voice vote, 3 voted aye, 1 voted nay, and the motion carried.

B. Public Hearing for the Consideration and Recommendation of a Text Amendment—
Title 9, Chapter 6B—B Retail Business/Commercial District; Permitted Uses and
Special Uses—Village of Hawthorn Woods, Applicant

Motion by Lindquist, second by Kaiser to open the public hearing. Upon a voice
vote, all voted aye and the public hearing was opened.

Commissioner Salvi arrived at 6:30 p.m.

Ms. Lobaito stated a notice was placed in the Daily Herald regarding this public
hearing. She reported that in reviewing the permitted and special uses listed in the
Retail Business/Commercial District, staff determined that certain amendments were
warranted. Furthermore, staff reviewed the permitted and special use sections of
multiple municipalities and enhanced Hawthorn Woods' list accordingly.

The Commission reviewed the proposed text amendments and requested additional
amendments to the list of permitted and special uses. Ms. Lobaito recorded all
requested amendments.

The Commission reviewed the proposed changes specifically related to moving
certain permitted uses to special uses, to ensure this did not cause a concern for any
existing business. The proposed changes would not cause any such issues for any
existing business.

There being no further testimony, motion by Lindquist, second by LaGro to close the
public hearing. Upon a voice vote, all voted aye and the motion carried.

Motion by Lindquist, second by Kaiser to approve the text amendment subject to
modifications made during the public hearing.

Mr. LaGro stated he had a lot of issues with the proposed text amendment and that he
would abstain from the vote. He stated the proposed amendments would negatively
impact Hawthorn Woods and forever change the community. He stated he opposed
big box stores and gas stations in the Village. He stated the text amendment would
set up circumstances for this.

Mr. Salvi spoke of the need for services for the residents of Hawthorn Woods, and
the importance of revenue from sales taxes. Mr. Lindquist commented that the big
box type stores are what he envisions for the northern area of the Village with the
downtown area being reserved for walkable type developments. He too spoke of the
importance of revenue these types of businesses would provide. He stated that he
respects the idea that there can be different business areas within the Village, and that
this type of text amendment is to make it possible to live in Hawthorn Woods.

Mr. Kaiser commented that he understood Mr. LaGro's concerns, but did not believe
a Home Depot would be looking to develop in our downtown. He said that he

envisions two business zoning districts—the downtown commercial area and the northern planning area.

Mr. Brankin indicated that many times lot size will dictate where some types of businesses locate. The Commission spoke about conditions that can be placed when issuing special use permits. The Commission spoke of the Comprehensive Plan and that it is an advisory document, not law.

Mr. Lindquist withdrew his motion.

Motion by Lindquist, second by Salvi to approve a text amendment to the Retail Business/Commercial District moving food stores, including, but not limited to grocery stores, meat and fish markets, fruit and vegetable markets, and delicatessens; and restaurants from the special uses to permitted uses. Furthermore, outdoor dining use that is ancillary to a primary restaurant use, and not adjacent to residentially zoned property is to be added to the list of permitted uses; and outdoor dining use that is ancillary to a primary restaurant use if adjacent to residentially zoned property is to be added to the list of special uses.

Upon a voice vote, all voted aye and the motion carried.

V. New Business

A. None this month

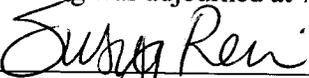
VI. Department Head Report

Ms. Lobaito reported that the oath of office was administered to Mayor Mancino and Trustees Corrigan, Morgan and Ponzio this morning. She also reported that the Findings of Fact from tonight's public hearing will be on the Planning, Building and Zoning Commission's agenda at the next meeting.

VII. Adjournment

Motion by Mr. Kaiser, second by Mr. LaGro to adjourn the meeting. Upon a voice vote, all voted aye and the motion carried.

Meeting was adjourned at 7:10 p.m.



Susy Rein-Chairperson
Next Scheduled Meeting is June 11, 2013