



**PLANNING, BUILDING AND ZONING COMMISSION MEETING  
THE VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY SEPTEMBER 10, 2013  
6:00 P.M.**

**MINUTES**

**I. Call to Order and Roll Call**

Chairperson Susy Rein called the meeting to order at 6:05 p.m.

Present: The following members were present: Kaiser, LaGro, Lindquist, Salvi and Rein  
Absent: Merkel  
Staff: Donna Lobaito, Chief Administrative Officer  
Trustee Liaison: 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 July 9, 2013 Planning, Building and Zoning Commission**

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

There were amendments on two pages of the minutes.

1. Page 3, second sentence of the second paragraph should read, "Ms. Lobaito responded that it is her opinion it would not fall under that classification, because our code specifically defines private tutoring/personalized educational services and it is listed as a special use in the Business zoning district."
2. Page 4, motion under letter C. should read, "Motion by LaGro, second by Merkel to open the public hearing."

Mr. Lindquist amended his motion to reflect the changes above. Mr. Kaiser seconded the amended motion. Upon a voice vote, the motion carried unanimously.

#### IV. Public Hearing

- A. Consideration, Review and Recommendation of a Request to Amend Title 9, Chapter 9-5C-3—R-3 General Residence District Special uses; Title 9, Chapter 9-6A-3—General Office District Special Uses; and Title 9, Chapter 9-7-3—Industrial District Permitted and Special Uses—Village of Hawthorn Woods, Applicant

Motion by LaGro, second by Kaiser to open the public hearing. Upon a voice vote, the motion carried unanimously.

Ms. Lobaito testified that the public hearing was noticed in the Daily Herald. The Village was the applicant to amend various sections of the Village Code as it relates to undertaking establishments, funeral parlors, funeral homes and mortuaries (“funeral homes”).

Mr. Lobaito testified that presently funeral homes are listed as special uses in the R-3 General Residence Districts, and in the GO General Office District. She testified that Lake Zurich allows for funeral homes in their B-1 Local and Community Business District as a permitted use. She also testified that Mundelein allows for funeral homes in the C-1 Neighborhood Commercial Zoning District as a special use, and in the C-2 General Commercial District and C-3 Heavy Commercial District as permitted uses. Kristan’s Funeral Home in Mundelein, is located in the R-3 Single Family Residential Zoning District, and as such, is a legal non-conforming use.

Ms. Lobaito also testified that as a part of the process of updating the Comprehensive Plan, the Planning, Building and Zoning Commission may continue to see requests to amend the zoning code when appropriate; and that she anticipated a more comprehensive amendment to the zoning code at a later date.

Due to the potential impact, she testified that it is staff’s recommendation to delete funeral homes as special uses in the R-3 General Residence and GO General Office districts, and include them in the special use section of the Industrial District.

Commissioner Lindquist stated he did not envision a funeral home in an industrial zoned area, and that inclusion in a general business district as a special use seemed more appropriate. Mr. Brankin noted that special uses are presumed compatible with the zoning district but for impacts. The Commission discussed whether a general business district would be appropriate for funeral homes due to that district’s retail nature.

The Commission contemplated deleting funeral homes from the R-3 General Residence District, but leaving them in the General Office District. Commissioner Salvi commented that the staff’s request is a part of the long-term vision, which began with the process of updating the Comprehensive Plan, and will culminate in amendments to the zoning code.

Traffic and density in the Commons of Hawthorn Woods Business Park were discussed, and whether that location could support the impact of a funeral home.

The Commissioners also discussed the possibility of creating additional business districts in the future to reflect the vision for various types of businesses in both the Midlothian Road downtown area and the northern planning area.

Motion by LaGro, second by Kaiser to close the public hearing. Upon a voice vote, the motion carried unanimously.

Motion by Kaiser, second by Salvi to approve the zoning amendment as presented by staff.

Voice vote.

Ayes: 3

Nays: 1

Absent and not voting: 1

The motion carried.

- B. Consideration, Review And Recommendation Of A Request to Amend Title 9, Section 9-3-2E—Permitted Accessory Buildings, Structures and Uses—Village of Hawthorn Woods, Applicant

Motion by Lindquist, second by Salvi to open the public hearing. Upon a voice vote, the motion carried unanimously.

Motion by Lindquist, second by Salvi to continue the public hearing until October 8, 2013 at 6 p.m. Upon a voice vote, the motion carried unanimously.

## V. New Business

- A. Consideration and Recommendation of the Findings of Fact—Text Amendment—Title 9, Section 9-6A-1-2 of the Zoning Ordinance—Inclusion of Private Tutoring/Personalized Educational Services as Permitted Uses in the ORD Office Research and Development District—Richard Sova, Applicant

Motion by Kaiser, second by Lindquist to approve the Findings of Fact as presented. Upon a voice vote, the motion carried unanimously.

- B. Consideration and Recommendation of the Findings of Fact—A Request for Rezoning of Property to the Village of Hawthorn Woods' R-2 Residence District—Lot 12, Cypress Grove (Hawthorn Trails) Subdivision—Village of Hawthorn Woods, Applicant

Motion by Lindquist, second by Kaiser to approve the Findings of Fact as presented. Upon a voice vote, the motion carried unanimously.

- C. Consideration and Recommendation of the Findings of Fact—A Request for Rezoning of Property to the Village of Hawthorn Woods' R-2 Residence District—Lot 58, Cypress Grove (Hawthorn Trails) Subdivision—Village of Hawthorn Woods, Applicant

Motion by Kaiser, second by Lindquist to approve the Findings of Fact as presented. Upon a voice vote, the motion carried unanimously.

**VI. Adjournment**

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

Meeting was adjourned at 6:31 p.m.

  
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Susy Rein, Chairperson

Next Scheduled Regular Meeting is October 8, 2013