



**PLANNING, BUILDING AND ZONING COMMISSION MEETING  
THE VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, JANUARY 14, 2014  
6:00 P.M.**

**MINUTES**

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

**Present:** Chairperson Susy Rein called the meeting to order at 6:05 P.M. The following members were present: Commissioners Salvi, Merkel, LaGro and Rein  
**Absent:** Lindquist and Kaiser  
**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 this month.

**Approval of Minutes**

A. Approval of the minutes of the November 12, 2013 Planning, Building and Zoning Commission Meeting

Motion by LaGro, second by Merkel to approve the minutes of the November 12, 2013 Planning, Building and Zoning Commission meeting. Upon a voice vote, the motion carried unanimously.

**III. Public Hearing**

A. Public Hearing for the Consideration and Recommendation of Rezoning of Property, 24666 N. Gilmer Road from R-1 One Family Residence to AG Agricultural District—Vince Nora, Applicant

Motion by LaGro, second by Merkel to open the public hearing. Upon a voice vote, there were three ayes and one abstention. Motion carried.

Commissioner Salvi disclosed that he has represented the property owners in the past, and as a result, will not be partaking in any discussions, deliberations or vote on this application.

Ms. Lobaito commented that application was made by Mr. Nora to rezone the property at 24666 N. Gilmer Road to Agricultural. Notice of the public hearing was posted on the property. Mr. Nora testified that he has leased the property for farming purposes for four more years and as a result, he is seeking rezoning to Agricultural.

Mr. Brankin commented that the property was annexed into the Village without an annexation agreement; therefore, it came in under the most restrictive zoning of R-1 One Family Residence.

Mr. Nora testified that the parcel to the north of the subject property was formerly owned by the Albert family; however, it was condemned by IDOT to be used as a staging area for the Rt. 53 expansion.

There being no further testimony, the Chair sought a motion to close the public hearing.

Motion by Merkel, second by LaGro to close the public hearing. Upon a voice vote, there were three ayes and one abstention. Motion carried.

Motion by LaGro, second by Merkel to approve the rezoning of 24666 N. Gilmer Road from R-1 One Family Residence to AG Agricultural District. Upon a voice vote, there were three ayes and one abstention. Motion carried.

#### **IV. New Business**

##### **A. Consideration and Recommendation of the Findings of Fact - Rezoning of Property, 24666 N. Gilmer Road from R-1 One Family Residence to AG Agricultural District—Vince Nora, Applicant**

Commissioner Salvi commented again that he would not be partaking in any discussions, deliberations or vote on this agenda item.

Two changes to the findings were noted:

- On page 2, the last paragraph under Notice of Public Hearing should read, "The public was afforded the opportunity to ask questions and to make comments on all aspects of the application."
- On page 2, Proposed Zoning/Proposed Use should read, "The Applicant is seeking land use approvals for this property, including rezoning of the property from the Village's R-1 One Family Residence District to AG Agricultural District."

Motion by LaGro, second by Merkel to approve the Findings of Fact for the rezoning of 24666 N. Gilmer Road from R-1 One Family Residence to AG Agricultural District. Upon a voice vote, there were three ayes and one abstention. Motion carried.

B. Consideration and Recommendation of the Findings of Fact - Amend Title 9, Section 9-3-2E—Permitted Accessory Buildings, Structures and Uses—Village of Hawthorn Woods, Applicant

Motion by Merkel, second by LaGro to approve the Findings of Fact as presented. The Commissioners discussed the language in the proposed text amendment regarding gazebos.

Commissioner Lindquist arrived at 6:33 P.M.

The Commissioners discussed the manner in which gazebos are being used and the placement of them on residential lots. The opacity requirement was also discussed as the required opacity prevents people from seeing out while sitting inside the gazebo. The opinion of the Commissioners is that gazebos are architecturally pleasing; therefore, opacity may not be necessary. Mr. LaGro stated he believed clarification of the language was warranted. Ms. Lobaito stated the Village Code does not contain a definition of gazebo.

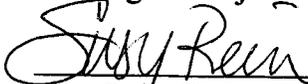
Staff was asked to conduct further research on the opacity requirement and to draft a definition of gazebos. The public hearing will have to be re-noticed.

Motion by Merkel, second by LaGro to amend the previous motion and direct staff to further review gazebos as noted, and to re-notice the public hearing at a future date. Upon a voice vote, there were four ayes. Motion carried.

V. **Adjournment**

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

Meeting was adjourned at 6:45 P.M.



Susy Rein-Chairperson

Next Regularly Scheduled Meeting is March 11, 2014