



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
THE VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 13, 2014
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:02 p.m. The following members were present: Commissioners Kaiser, Lindquist, Merkel, Donovan and Rein
Absent: LaGro and Salvi
Staff: Donna Lobaito, Chief Administrative Officer
Trustee: None
Attorney: Patrick Brankin, arrived at 6:03 p.m.

A quorum was established.

II. Opportunity for the Public to Address the Commission

None this month.

III. Approval of Minutes

A. Approval of Minutes of the March 11, 2014 Special Planning, Building and Zoning Commission Meeting

Motion by Merkel, second by Kaiser to approve the minutes of the March 11, 2014 Special Planning, Building and Zoning Commission meeting.

Commissioner Lindquist noted one typo on page 43, line 11 of the transcript.

Village Attorney Brankin arrived at 6:03 p.m.

Commissioner Lindquist clarified his comments about the right-of-way contained in the transcript discussion on page 93, line 4.

Commissioner Rein noted a typo on page 11, line 9 of the transcript.

Motion by Merkel, second by Kaiser to amend the motion to reflect the noted corrections to the transcript.

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

B. Approval of Minutes of the April 8, 2014 Planning, Building and Zoning Commission Meeting

Motion by Kaiser, second by Donovan to approve the minutes of the April 8, 2014 Planning, Building and Zoning Commission meeting.

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

IV. Public Hearing

A. Public Hearing for the Consideration, Review and Recommendation of an Update to the Village's Comprehensive Plan. The Update Will Identify Future Land Use Recommendations for the Entire Community, Including Focus on Natural and Man Made Hazard Mitigation Plans

Motion by Merkel, second by Kaiser to open the public hearing. Upon a voice vote, all voted aye and the motion carried.

Ms. Lobaito provided the background information on the creation of a steering committee that worked with the firm of Houseal Lavigne to engage public officials, staff members, residents and business owners in the formation of a new Comprehensive Plan. She introduced Brandon Nolin, Senior Associate at Houseal Lavigne. Mr. Nolin noted that he has worked with the Village for almost a year through community and resident workshops, online opportunities and visioning workshops.

Mr. Nolin reviewed the highlights of the new Comprehensive Plan. Notably, he discussed the central mixed-use corridor along Midlothian Road, Rt. 176/Hawley/Gilmer Road commercial area, quality housing on smaller lots, conservation preservation, image issues in unincorporated areas, the Water Walk theme, park expansion, a possible new municipal campus on Midlothian Road, maintenance of the Village's rural character, gateway signs, future zoning ordinance updates, and the fact that residents tend to identify themselves with their subdivision more so than with the Village.

Sam Monasteri, 8 North Trail, commented that he moved to the Village two years ago. He inquired as to what was going on with the DiMucci property. Ms. Lobaito provided an update, noting that the property is located in unincorporated Lake County, and that as of present, the Village was not aware of any development plans being submitted to the County. Mr. Monasteri also asked for any information on the widening of Old McHenry Road. Mr. Nolin noted that on page 48 of the draft Comprehensive Plan, it is noted that Old McHenry Road has been identified by the County for future widening; however, the timing of such improvements would be

based on growth. Bike path plans were also discussed. Ms. Lobaito encouraged Mr. Monasteri to stop by Village Hall to review the Comprehensive Plan.

Commissioner Donovan spoke of the adoption and implementation process, noting that there are many development regulations that need reviewing. Ms. Lobaito stated that the zoning ordinance is in need of updating, and that staff would pursue grant money as a consultant is needed for this project. Commissioner Donovan also mentioned the need to update the sign ordinance based on the business community's comments during the Comprehensive Plan update process. Ms. Lobaito responded that the Commission did conduct a public hearing in the past regarding sign code updates; however, the Village strategically decided not to move forward with bringing the Commission recommendations to the Village Board knowing the Comprehensive Plan was to be updated. Commissioner Rein commented that it is important to ensure that our ordinances dovetail with the Comprehensive Plan.

Commissioner Lindquist noted the Comprehensive Plan is a development guideline, but the zoning and building regulations are ordinances. Commissioner Rein suggested reconsidering the term "gridlike" noted on page 43, as this word does not reflect a rural or natural image. The Commission also discussed how collector roads are determined in the plan. Mr. Nolin responded that Gewalt Hamilton provided the transportation information, and that collector roads are used to collect traffic from neighborhoods funneling it to the arterial roads.

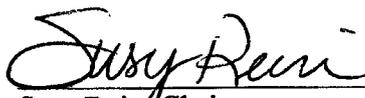
The Commission discussed the types of jobs and employee counts identified on pages 10 – 12 of the Comprehensive Plan. Commissioner Donovan asked that the YMCA be identified on the map on page 69.

Motion by Lindquist, second by Merkel to close the public hearing. Upon a voice vote, all voted aye and the motion carried unanimously.

Motion by Kaiser, second by Lindquist to recommend the Comprehensive Plan to the Village Board subject to comments and edits of the Planning, Building and Zoning Commission and necessary edits by Houseal Lavigne. Upon a voice vote, all voted aye and the motion carried unanimously.

V. Adjournment

Motion by Merkel, second by Kaiser to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 7:37 P.M.



Susy Rein/Chairperson