



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, FEBRUARY 10, 2015
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Chairperson Susy Rein called the meeting to order at 6:04 p.m.
The following members were present: Commissioners Rychlik,
Lindquist, LaGro, Donovan, Merkel and Rein
Absent: Kaiser
Staff: Donna Lobaito, Chief Administrative Officer
Michael Cassata, AICP, Planning Manager
Trustee: Dominick DiMaggio
Village Attorney: Patrick Brankin

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 January 13, 2015 Planning, Building and Zoning
Commission Meeting**

Motion by LaGro, second by Lindquist to approve the minutes of the January 13,
2015 Planning, Building and Zoning Commission meeting.

Ms. Rein noted that on page 9, number 11, the word canopy should be replaced with
caliper. It was also noted that Ms. Kalamaras' first name is Samantha, not Amanda.

LaGro amended his motion to include the noted changes, and Lindquist seconded the
amended motion.

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

IV. Old Business

A. Consideration and Recommendation of the Findings of Fact—Stonewood Glen Development—Orleans Homes

Motion by LaGro, second by Donovan to approve the Findings of Fact as presented.

It was noted that the Findings of Fact incorporate the fourteen conditions contained therein.

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

B. Consideration and Recommendation of Findings of Fact—Medical Cannabis

Motion by Donovan, second by Rychlik to approve the Findings of Fact as presented.

Commissioner LaGro noted the word “resident” in the last line should be “residents”.

Donovan amended his motion to reflect the noted change, and Rychlik seconded the amended motion.

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

V. Public Meeting

A. Hawthorn Hills Subdivision—Pulte Home Corporation—Consideration for a Minor Change to the Hawthorn Hills Final Development Plan Pursuant to 9-15-6.B.1a of Chapter 15 of the Village Code to Allow a Change in the Location of Decks and Patios in Neighborhood 4 (Hawthorn Hills Subdivision Phase 3), Except Lots 127 through 131, to be not Closer Than 15 Feet From the Rear Lot Line, Rather than 20 Feet From the Rear Lot Line Required by Section 9-3-2.E.21 of Chapter 3 of the Village Code

Ms. Rein noted that it was misstated that this would be a public hearing.

Chuck Byrum, attorney for Pulte Home Corporation, provided background information on the development, and that Pulte was seeking a minor change to the PUD for specific lots in Neighborhood 4. The request relates to the fact that one particular model, the Ascend, is a deep home, and with the inclusion of an extended garage, sunroom, patio or deck, a 15 foot rear yard setback would be necessary, not the approved 20 foot.

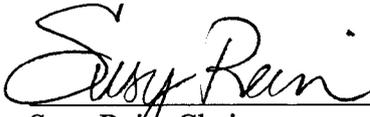
After much discussion by the Commissioners, it was noted that the following lots should be excluded from the minor change to the PUD: Lots 100, 101, 108, 109, 117, 118 as well as the requested lots 127 – 131.

Motion by Merkel, second by Lindquist to accept the condition as noted, with the exception of lots 100, 101, 108, 109, 117 and 118. These lots will be excluded from relief.

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

VI. Adjournment

Motion by Rychlik, second by LaGro to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 6:40 p.m.



Susy Rejn, Chairperson