



**PLANNING, BUILDING AND ZONING COMMISSION MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, APRIL 28, 2015
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,
Rychlik, Lindquist, LaGro and Rein
Absent: Donovan, and Merkel
Staff: Donna Lobaito, Chief Administrative Officer/Village Clerk
Michael Cassata, AICP, Planning Manager
Trustee: None
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 April 14, 2015 Planning, Building and Zoning
Commission Meeting

Motion by Lindquist, second by Rychlik to approve the minutes of the April 14, 2015
Planning, Building and Zoning Commission meeting.

Upon a voice vote, four (4) voted aye and Mr. LaGro abstained. The motion carried
unanimously.

IV. Public Meeting

A. Hidrogo—25706 N. Gilmer Road—Consideration, Review and Recommendation to
the Village Board of a Request for:
i. Amendment to the Official Zoning Map of Hawthorn Woods;
ii. Special Use Permit for a landscape contracting business and equipment
yard and fence;

- iii. Special Use Permit to allow six (6) accessory structures to exceed the minimum setback requirements;
- iv. Special Use Permit to allow parking within the required setback;
- v. A Certificate of Approval for a ground sign; and
- vi. Such Other Relief or Approvals as the Commission and the Village Board May Determine Reasonably Necessary

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

Mr. Cassata provided the background information on the application.

Mr. Michael Ralph, attorney for the applicant, introduced himself and his clients, Hugo and Jose Hidrogo. All witnesses were sworn in by Mr. Brankin. Mr. Ralph stated his clients purchased the property in 2013 so that they could store material and equipment associated with their landscape business. Besides Hugo and Jose, the Hidrogo's have four additional employees. They intend to store five different types of materials on site, including brick, stone, mulch, gravel and sand. The property currently contains one single family home, and the applicants' intent is to allow the caretaker to remain in the home.

No audience members presented any testimony on the application.

The Commissioners inquired as to the applicants' plans to expand their business. Mr. Hugo Hidrogo responded they did not intend to expand. The applicant noted they do not receive any deliveries at this property. The applicant also stated the bins would not be visible above the fence. Mr. Ralph also indicated there would be no retail sales at this site.

Commissioner Donovan arrived at 6:13 p.m.

After some discussion, the Commission clarified that Potential Action Item #3 in Mr. Cassata's memorandum should reflect that the Special Use Permit would be to allow six (6) accessory structures (pump house and concrete storage bins) to encroach the required yard but be placed a minimum of ten feet (10') from the lot line.

Mr. Cassata noted that although the property will be zoned Agricultural Business, the allowance for the residential structure to remain will be addressed in the annexation agreement.

There was no further testimony from the applicant.

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

Motion by Lindquist, second by Kaiser to recommend the approval of the applicants' request as follows:

1. Zoning of the Subject Property to AB Agricultural Business District.
2. Special Use Permit for a landscape contracting business and equipment yard and fence in accordance with Section 9-8B-4 of the Village Code.
3. Special Use Permit to allow six (6) accessory structures (pump house and concrete bins) to encroach the required yard but be placed a minimum of ten feet (10') from the lot line.
4. Special Use Permit to allow parking within the required setback in accordance with Section 9-8B-7.C of the Village Code.
5. Certificate of Approval for a 24 square-foot ground sign.
6. Any other relief or approvals the Commission may determine are necessary.
7. Review and approval of any necessary documents as determined by the Village Attorney
8. Execution of an Annexation Agreement.

Commissioner Rychlik suggested the site plan depict the setback limit and be attached to the Findings of Fact.

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

Commissioner Rein stated the Findings of Fact will be on the May 12, 2015 Planning, Building and Zoning agenda.

V. Public Meeting

- A. Cherry Hill Plaza—Wifler Law Group—Consideration of a Certificate of Approval for a wall sign pursuant to 9-9A-7 of Chapter 9A of the Village Code

Mr. Cassata stated the Wifler Law Group was located at Cherry Hill Plaza and that they were seeking a Certificate of Approval for a wall sign.

Motion by Kaiser, second by LaGro to recommend the approval of one 24-square foot wall sign.

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

- B. 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 ground-based wash lighting of the subdivision's two monument signs and related columns

Mr. Cassata reported that the original approval did not include lighting of the monument signs, thus prompting a minor change to the PUD. He noted that the decision of the Planning, Building and Zoning Commission would be final with no recommendation being made to the Village Board.

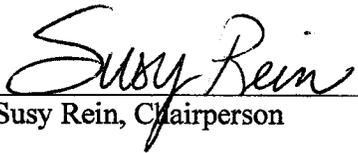
Mr. Mitch Beiser, Night Light, was present to answer questions about the proposed lighting. The lighting will be shielded to direct the light only onto the signs.

Motion by Lindquist, second by Rychlik to approve the 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 ground-based wash lighting of the subdivision's two monument signs and related columns.

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

VI. Adjournment

Motion by Donovan, 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 6:35 p.m.



Susy Rein, Chairperson