



**PLANNING, BUILDING AND ZONING COMMISSION MEETING  
VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, MAY 12, 2015  
6:00 p.m.**

**MINUTES**

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

Present: Chairperson Susy Rein called the meeting to order at 6:00 p.m.  
The following members were present: Commissioners Kaiser,  
Rychlik, Lindquist, and Rein  
Absent: LaGro, Donovan, and Merkel  
Staff: Erika Frable, Village Engineer/Public Works Director  
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 28, 2015 Planning, Building and Zoning  
Commission Meeting

Motion by Lindquist, second by Kaiser to approve the minutes.

Rein requested the minutes be amended with regard to the vote for approval of the  
April 14, 2015 minutes (LaGro abstained), some minor typo corrections, and to  
clarify language on pages two and three with regard to the encroachment of the  
required yard in the Hidrogo matter.

Lindquist and Kaiser amended their motion accordingly.

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

#### **IV. Old Business**

- A. Consideration and Recommendation of the Findings of Fact – Hidrogo – 25706 N. Gilmer Road

Motion by Lindquist, second by Rychlik to approve the Findings of Fact for the Request for a Special Use Permit to allow six (6) accessory structures to encroach the required yard but be placed a minimum of ten feet (10') from the lot line.

Commissioner Merkel arrived at 6:06 p.m.

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

Motion by Lindquist, second by Rychlik to approve the Findings of Fact for the Request for a Special Use Permit to allow a landscape contracting business and equipment yard and fence.

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

Motion by Rychlik, second by Lindquist to approve the Findings of Fact for the Request for a Special Use Permit to allow parking within the required setback.

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

Commissioner Donovan arrived at 6:11 p.m.

#### **V. Public Hearing**

- A. 20 Rosewood Drive—Variation to Section 10-3-9A.3 of the Village Code to reduce the minimum one and one-half percent (1.5%) slope requirement for a drainage swale

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

Mr. Cassata provided background information on the application and handed out four (4) supplemental application documents to the Commissioners. The Commissioners read the documents.

Commissioner Rein asked the petitioner, Allen Drewes, if he had a presentation. Mr. Drewes said he did not.

Mr. Brankin swore in the public that wished to speak on the subject matter.

Dan Redfearn, 11 Rosewood Drive, requested to hear a presentation from the petitioner on various development matters, including construction and drainage.

Ms. Frable pointed out that only the slope variation request is in question at this public hearing.

Bill Zanchi, 7 Rosewood Drive, requested clarification on the easement location.

Matt Skarb, 22 Rosewood Drive (which is the lot adjacent to 20 Rosewood and is owned by his father), expressed concern about water flow during heavy rains and stated he didn't want the development to impact the septic field at 22 Rosewood.

Commissioner Rein read the Staff memo that states there would be no upstream or downstream impacts.

Ms. Frable explained that detailed calculations and an in-depth study process took place between the builder's engineer, the Village, the Village's engineering consultant, and Lake County regarding the drainage issue.

Matt Skarb asked if the elevation of the new home would be the same as his home.

Commissioner Rychlik explained how the elevations of both properties would play into the overall drainage dynamic.

Matt Skarb showed each Commissioner and Staff pictures of the subject property after heavy rains while Ms. Frable further explained the Village's engineering consultant's analysis.

Bill Zanchi expressed concerns over the size of the culvert pipe installed under Ivy Lane and stated a big issue will be getting stormwater from one side of the road to the other.

Ms. Frable explained the function of culverts and the process for maintaining and upsizing them. She also stated that excess stormwater will have to go over the road as it currently does.

John Wiseman, 13 Rosewood Drive, whose home is kitty-corner, asked how much stormwater flow he could expect to impact his property as a result of the new home.

Ms. Frable stated that water from approximately one-tenth (1/10) of the subject property flows south to Rosewood Drive. She added that the new development should actually improve conditions. She also explained that the drainage easement will be recorded with Lake County and that, per the easement, the Village has the right to remove any obstructions in the easement.

Mr. Brankin swore in the petitioner, Allen Drewes (builder).

Allen Drewes explained that his engineer conducted a base flood elevation study, which showed no impact to surrounding properties.

Commissioner Rein asked what types of plantings were to be located in the vegetative swale identified in the petitioner's engineering report.

Allen Drewes stated that only turf grass will be planted in the swale.

Commissioner Rychlik inquired into the maintenance intentions for the turf grass.

Ms. Frable stated that the Village has enforcement ability. She also expressed that the calculations look good and the development will be an overall improvement for stormwater flow.

Bill Zanchi asked about the construction maintenance plans.

Allen Drewes stated that a silt fence, which is required, will be installed. He also said the swale will be built last, after the home is constructed.

Commissioner Rein asked if Mr. Drewes had a buyer to which Mr. Drewes confirmed and said the buyer was in the audience.

Commissioner Rein asked if the buyer, Robert Lindley, fully understood the easement responsibilities he would be taking on.

Mr. Brankin swore in Robert Lindley.

Robert Lindley acknowledged that he fully understood the responsibilities and that he was excited to live in Hawthorn Woods.

Matt Skarb mentioned the curtain drain installed several years ago between this lot and his family's property that didn't work. He wanted to make sure that everything was being done to ensure there would be no additional stormwater issues.

Ms. Frable stated that the existing curtain drain will remain and that the stormwater drainage analysis conducted for this development was the first detailed analysis of the subject property.

Matt Skarb asked if the construction could be staggered to see whether or not the swale works before building the home.

Ms. Frable stated that staggering the construction most likely could not be done and re-emphasized that a detailed analysis was conducted.

Commissioner Rein stated that the plan commission has a comfort level based on the extensive reviews conducted by the Village and the Village's engineering consultant.

Commissioner Kaiser requested to hear the petitioner's responses to the Village Code's variation standards questions.

Allen Drewes read and expounded on his responses to each of the three standards that were included in his application submittal.

Commissioner Rychlik inquired into the projected construction schedule.

Allen Drewes said construction would start upon Village Board approval of the variation request on June 15, 2015.

Ms. Frable confirmed the Village Board meeting date.

Commissioner Rychlik asked if the swale should be constructed first as mentioned by Mr. Skarb, as it would benefit the area.

Ms. Frable said it wasn't typical.

Allen Drewes said he would prefer to install the septic tank first.

Commissioner Rychlik discussed the sequencing of construction.

Commissioner Lindquist stated there should be a construction recommendation.

Mr. Brankin stated that was not part of the plan commission's purview tonight.

Ms. Frable said it could be discussed with the Village's engineering consultant.

Commissioner Rein said she would like Staff to communicate with the Village's engineering consultant to coordinate best construction practices.

Bill Zanco asked what the slope would be.

Commissioner Rychlik said it would be between 0.6% to 1.0% with an average of 0.86%.

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

Motion by Donovan, second by Merkel to recommend approval of the petitioner's request for a variation to Section 10-9-3A.3 of the Village Code to reduce the minimum one and one-half percent (1.5%) slope requirement for a drainage swale at 20 Rosewood Drive.

Commissioner Rein asked for discussion on the matter.

Commissioner Lindquist asked if any water would be held on site.

Commissioner Rychlik explained slope design and function.

Commissioner Rein called for a vote.

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

Commissioner Rein stated the Findings of Fact will be addressed on the May 26, 2015 Planning, Building and Zoning Commission agenda and the item would then be placed on the next Village Board agenda for final consideration.

Mr. Cassata polled the plan commission regarding availability on the May 26, 2015 and June 9, 2015 meeting dates. A consensus was reached on meeting on May 26, 2015 and not June 9, 2015.

## **VI. 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 7:15 p.m.

  
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Susy Rein, Chairperson