

ORDINANCE NO. 1893-18

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND CERTIFICATE OF APPROVAL FOR A TEMPORARY MOBILE CLASSROOMS FACILITY AND RELATED APPURTENANCES – COMMUNITY UNIT SCHOOL DISTRICT 95

WHEREAS, on or about September 27, 2018, Community School District 95, as applicants and/or owners of the property, filed an application for a special use permit and certificate of approval to install a temporary mobile classroom facility and related appurtenances regarding the property legally described on **Exhibit "A"** attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, all hearings required to be held before agencies of the Village took place pursuant to proper notice as required by law, and the Planning, Building and Zoning Commission has forwarded their recommendations to the Mayor and Board of Trustees, a copy of said recommendations being attached hereto as **Exhibit "B"** and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: That the SUBJECT REALTY is zoned R-1 and is the subject of an application for a special use permit and certificate of approval.

SECTION THREE: That there is hereby granted a special use permit and certificate of approval for the SUBJECT REALTY, consistent with the drawings and associated documents attached hereto as **Exhibit "C"**, subject to the following condition: (1) the special use permit shall expire on July 1, 2021, thereby resulting in the removal of the temporary mobile classroom facility and related appurtenances by said expiration date.

SECTION FOUR: That the recommendations of the Planning, Building and Zoning Commission, including any recommendations attached hereto as **Exhibit "B"** are hereby adopted by the Mayor and Board of Trustees of the Village of Hawthorn Woods.

SECTION FIVE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

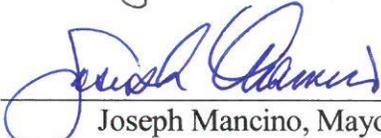
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Haiser, Kosik, Reuss, David

NAYS: 0

ABSTENTIONS: 0

ABSENT: Corrigan, DiMaggio

APPROVED:   
Joseph Mancino, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: November 26, 2018

APPROVED: November 26, 2018

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT REALTY

LEGAL DESCRIPTION

THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THEREFROM THE SOUTH 970.0 FEET THEREOF) AND PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, 39.4 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG AFORESAID WEST LINE OF THE NORTHEAST ¼ OF SECTION 8, 1647.7 FEET TO A POINT 970 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST ¼; THENCE EAST ALONG A LINE 970.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, 895.5 FEET TO A POINT 580 FEET WEST OF THE EAST LINE OF THE WEST 1/8 OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 8; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 40 MINUTES WITH THE LAST DESCRIBED COURSE EXTENDED (MEASURED FROM EAST TO NORTH) FOR A DISTANCE OF 857.0 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY DESIGNATED AS STATE AID ROUTE 32, (PLAT OF SAID HIGHWAY BEING RECORDED UNDER DOCUMENT 524177 IN SAID COUNTY); THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY, 1473.5 FEET TO THE POINT OF BEGINNING, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST ½ OF THE NORTHWEST ¼, SAID CORNER ALSO BEING A CORNER IN LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE II RECORDED AS DOCUMENT NO. 2899205; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID EAST ½ OF THE NORTHWEST ¼, SAID WEST LINE ALSO BEING AN EAST LINE OF SAID LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE II, 773.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 44 MINUTES 50 SECONDS EAST, 156.86 FEET;  
THENCE SOUTH 86 DEGREES 30 MINUTES 18 SECONDS EAST, 85.08 FEET;  
THENCE NORTH 85 DEGREES 51 MINUTES 56 SECONDS EAST, 101.85 FEET;  
THENCE SOUTH 86 DEGREES 25 MINUTES 39 SECONDS EAST, 112.34 FEET;  
THENCE NORTH 86 DEGREES 53 MINUTES 40 SECONDS EAST, 84.95 FEET;  
THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, 72.85 FEET;  
THENCE NORTH 86 DEGREES 10 MINUTES 58 SECONDS EAST, 63.22 FEET;  
THENCE SOUTH 77 DEGREES 15 MINUTES 31 SECONDS EAST, 39.42 FEET;  
THENCE SOUTH 53 DEGREES 35 MINUTES 59 SECONDS EAST, 56.31 FEET;  
THENCE SOUTH 57 DEGREES 57 MINUTES 47 SECONDS EAST, 93.17 FEET;  
THENCE SOUTH 69 DEGREES 42 MINUTES 34 SECONDS EAST, 57.31 FEET;  
THENCE SOUTH 89 DEGREES 52 MINUTES 35 SECONDS EAST, 59.82 FEET;  
THENCE NORTH 74 DEGREES 50 MINUTES 11 SECONDS EAST, 114.83 FEET;

**EXHIBIT "B"**

**FINDINGS OF FACT**



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

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## FINDINGS OF FACT

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Public Hearing Date:  
October 23, 2018

Community Unit School District 95

### Request for Special Use Permit for Temporary Mobile Classroom Building and Appurtenances

*Based upon the evidence presented to the Planning Building and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.*

9-14-4.B:

(1) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

**Finding:** The PB&Z Commission finds that the temporary mobile classroom building and appurtenances will provide a necessary service to the community and will contribute to the general welfare of the neighborhood and the community at large.

(2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.

**Finding:** The PB&Z Commission finds that the special use and uses permitted will not cause an undue detrimental influence or effect upon the surrounding neighborhood, be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

(3) That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

**Finding:** The PB&Z Commission finds that the special use and uses permitted will comply with (i) the regulations and conditions specified in this Title for such use, and (ii) with the stipulations and conditions made as a part of the authorization granted by the Village Board of Trustees.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on October 23, 2018.

Respectfully submitted,



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Jim Merkel, Chairperson

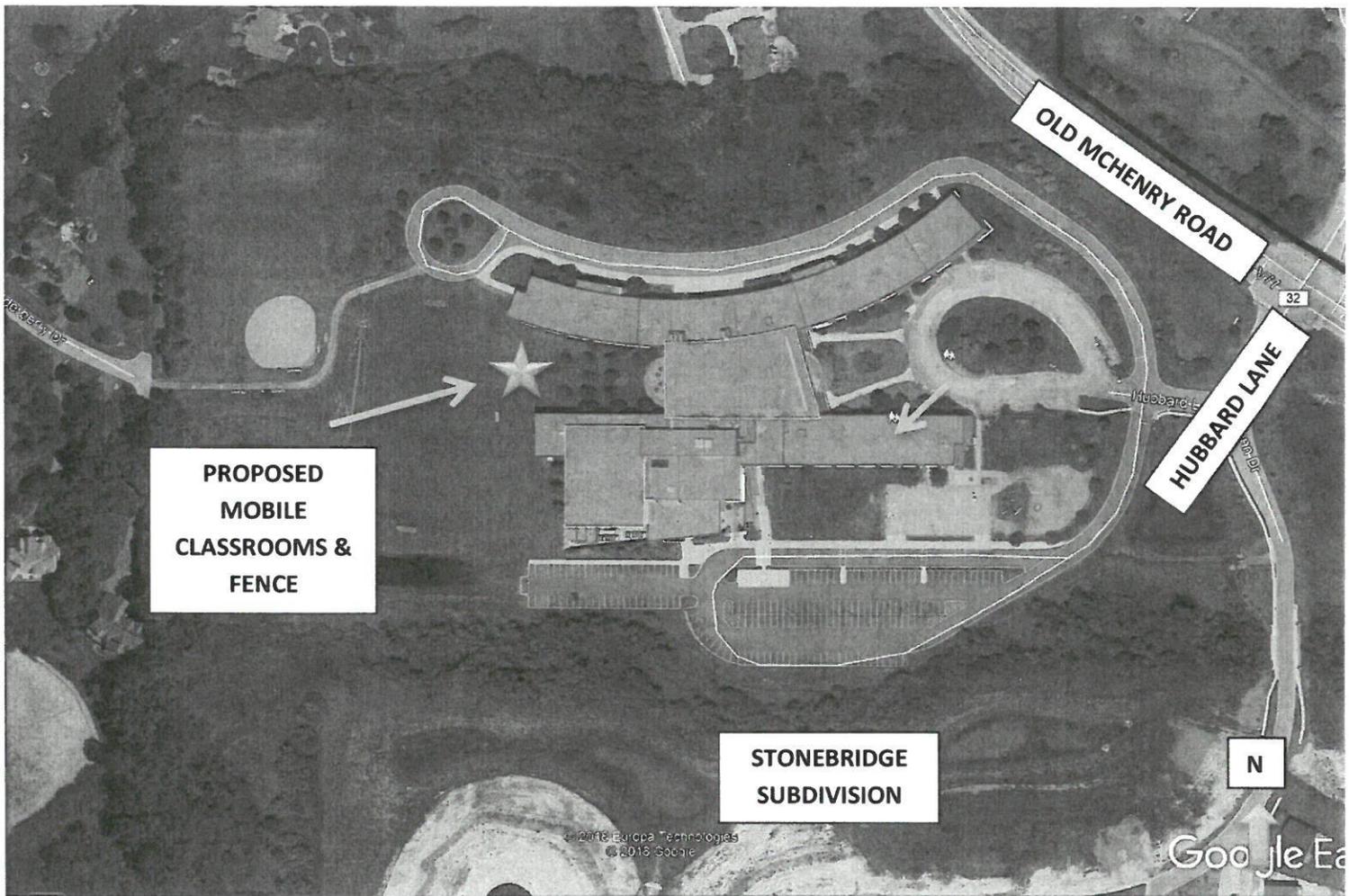
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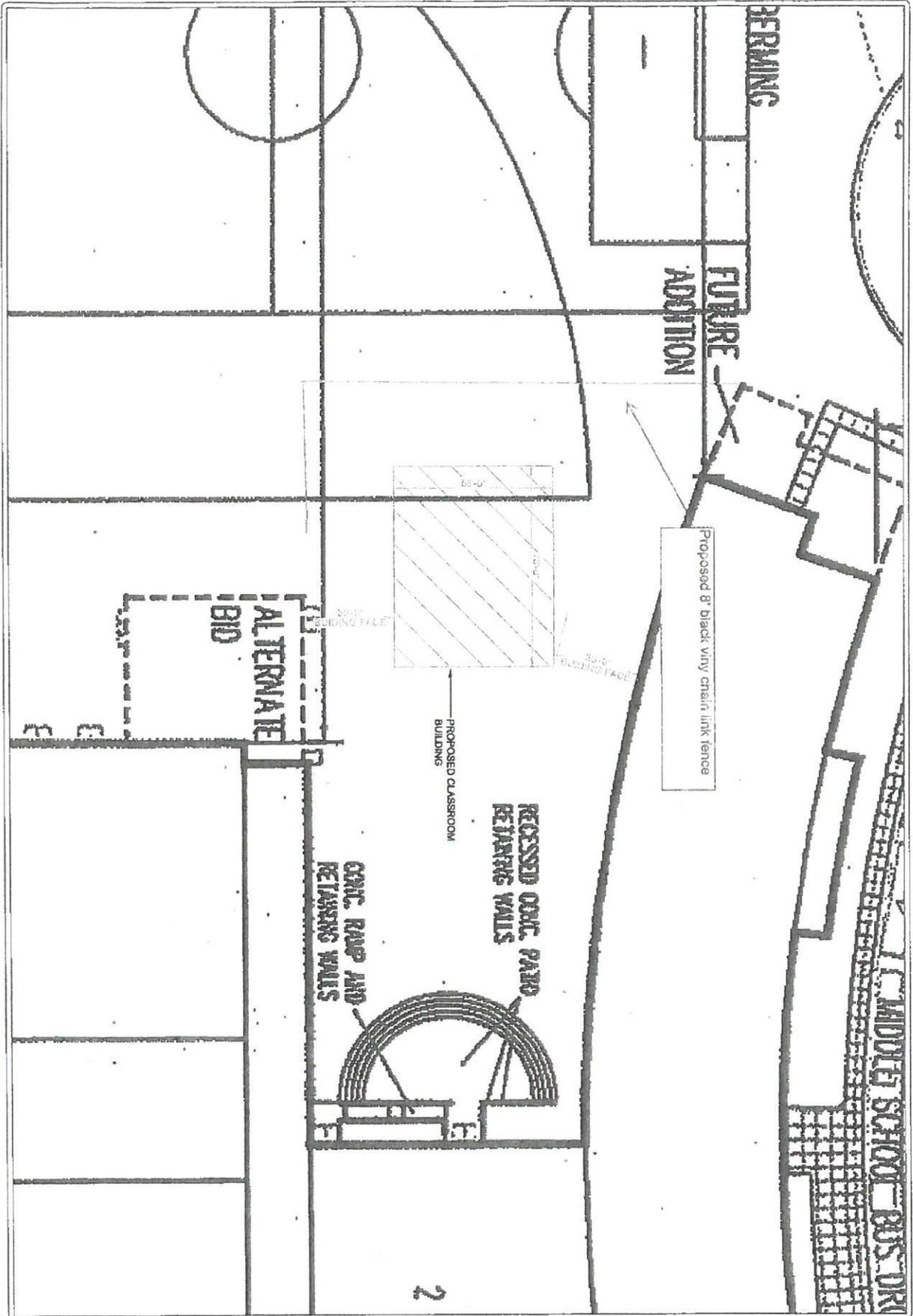
**EXHIBIT "C"**

**DRAWINGS AND RELATED DOCUMENTS**

SCHOOL DISTRICT 95

VARIATION REQUEST FOR FENCE AROUND TEMPORARY MOBILE CLASSROOMS





Scale: 3/8" = 1'-0"  
 Page Number: A1

**SPENCER LOOMIS**  
**56'-0" X 70'-0" CLASSROOM BUILDING**  
 Description:  
**PROPOSED SITE PLAN**  
 Drawn By: CHACK KEEL

**InnovativeModular**  
 Solutions

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