



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, FEBRUARY 12, 2019
6:30 P.M.**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:31 p.m. Roll call indicated the following members were present: Mr. Rychlik, Mr. Lindquist, Mr. Sedlacek and Mr. Merkel. Absent: Mr. Tisci and Mr. Donovan.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Village Engineer and Public Works Director Erika Frable, PE, Village Engineer Lee Fell, PE, Village Landscape Designer, Brad Dethloff, and Village Attorney Nicholas Standiford.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of the October 23, 2018 Planning, Building and Zoning Commission Meeting

Motion by Rychlik, second by Lindquist to approve the minutes of the October 23, 2018 Planning, Building and Zoning Commission meeting.

Mr. Merkel noted a scrivener's error on page 4.

Amended motion by Rychlik, second by Lindquist to approve the minutes of the October 23, 2018 Planning, Building and Zoning Commission meeting with the noted correction.

Roll call vote:

Ayes: Lindquist, Rychlik, Merkel

Nays: None

Abstain: Sedlacek

Absent: Donovan, Tisci

Motion carried.

IV. NEW BUSINESS AND PUBLIC MEETING

- A. Villas of the Commons—K. Hovnanian T & C Homes of Illinois, LLC—
Consideration, Review and Recommendation to the Village Board of a Request for:

- i. Final Planned Unit Development, Including Departures from the Zoning Ordinance, Land Subdivision Ordinance, and Building Regulations Ordinance of the Village to Allow the Property to be Developed as a Planned Unit Development as Set Forth in the Application or as Amended During the Course of the Public Process;
- ii. Final Plat of Subdivision Approval;
- iii. Final Engineering Plans Approval;
- iv. Final Landscape Development Plans Approval;
- v. Final Building Elevations Approval;
- vi. Approval of Other Plans as Depicted in the Application

Jim Truesdell, K. Hovnanian, presented the Villas at the Commons final site plan, plat, engineering and various other plans to the Commissioners and compared them to the approved preliminary plans.

Mr. Truesdell also indicated that they would be returning to a future Planning, Building and Zoning Commission meeting for two minor modifications to their plan. These minor modifications relate to the subdivision identification sign as well as masonry encroachments into setbacks.

Commissioner Merkel reminded the commission members that their role was to determine substantial conformance with the approved preliminary plan.

Commissioner Lindquist asked if exterior materials were a departure. Mr. Truesdell responded they were not and that LP siding would be used.

Commissioner Rychlik asked about the setback variance KHov has requested. It was noted the Board did not take action on that recommendation, and Mr. Truesdell stated it caused issues with the required setback from water mains.

Commissioner Sedlacek asked about the status of Aqua Illinois' request to extend the watermain to the north. Mr. Truesdell indicated this issue has been resolved and they will not be extending the water main at this time.

Commissioner Rychlik expressed concern about the flooding history on this property. The engineers will look into this concern. Commissioner Rychlik also asked about the size and casing pipe under Midlothian Road. Don Henne, Pearson, Brown, stated this would be determined by the contractor in the field.

It was clarified that the playground mulch will be ADA approved materials.

IDOT is reviewing the request for mountable curbs at Midlothian Road. It was noted that the geometry for fire engine access is sufficient.

Motion by Sedlacek, second by Rychlik to approve the Villas of the Commons—K. Hovnanian T & C Homes of Illinois, LLC request for:

- i. Final Planned Unit Development, Including Departures from the Zoning Ordinance, Land Subdivision Ordinance, and Building Regulations Ordinance of the Village to Allow the Property to be Developed as a Planned Unit Development as Set Forth in the Application or as Amended During the Course of the Public Process;
- ii. Final Plat of Subdivision Approval;
- iii. Final Engineering Plans Approval;
- iv. Final Landscape Development Plans Approval;
- v. Final Building Elevations Approval;
- vi. Approval of Other Plans as Depicted in the Application

Roll call vote:

Ayes: Lindquist, Rychlik, Sedlacek, Merkel

Nays: None

Abstain: None

Absent: Donovan, Tisci

Motion carried.

V. ADJOURNMENT

Motion by Rychlik, second by Sedlacek to adjourn the meeting.

Roll call vote.

Ayes: Sedlacek, Rychlik, Lindquist, Merkel

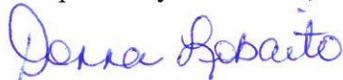
Nays: None

Abstain: None

Absent: Donovan, Tisci

Motion carried and the meeting adjourned at 7:10 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk