



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, JANUARY 12, 2021  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mr. Merkel called the meeting to order at 6:32 p.m. Roll call indicated the following members were present: Mr. Sedlacek, Mr. Voltattorni, Mr. Donovan and Mr. Merkel. Absent: Mr. Lindquist and Mr. Tisci.

Also present were Trustee Liaison Thomas Rychlik, Chief Administrative Officer/Village Clerk Donna Lobaito, Staff Planner Kate Portillo, and Village Attorney Nicholas Standiford.

Attorney Standiford noted that due to the ongoing pandemic, and pursuant to the Governor's executive order, it is not prudent or practical to meet in person. As such, the meeting was being held via Zoom, and Ms. Lobaito was present at Village Hall.

**II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION**

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the August 27, 2019 Planning, Building and Zoning Commission Meeting

Motion by Sedlacek, second by Voltattorni to approve the minutes of the August 27, 2019 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Sedlacek, Voltattorni, Donovan, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Tisci

Motion carried.

**IV. NEW BUSINESS—PUBLIC HEARING**

- A. The Villas at the Commons—K Hovnanian T & C Homes at Illinois LLC – Consideration of an Amendment to the Special Use Permit for a Planned Unit Development for the addition of elevation changes Pursuant to Section 9-15-6 of the Village Code

Motion by Sedlacek, second by Donovan to open the public hearing.

Roll call vote:

Ayes: Sedlacek, Voltattorni, Donovan, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Tisci

Motion carried and the public hearing was opened.

Ms. Portillo testified that K Hovnanian continues to sell homes at the Villas at the Commons, and certain elevations are more desirable than others. She indicated K Hovnanian is looking to expand their offerings of elevations to appeal to buyers. There are four new elevations being presented tonight for consideration: C2 and A2 for the York II, and C2 and A2 for the Henley.

Greg Heinrich, K Hovnanian, testified that the Villas at the Commons has been very successful, and that since tonight's packet information was distributed, six more homes have been sold. He stated that 50% of the homes being sold are the Henley's and attributed that to the fact that the Henley is one of the larger homes. The Henley and the York are the largest homes in their offering. Mr. Heinrich noted that the development is about 45% sold out, and 50% of the homes sold are the Henley, and 32% are the Tucker. It was noted that some lots are too small for the larger homes.

Mr. Heinrich clarified that the new elevations will comply with the floor plans with possibly some very minor changes. He also indicated that the new elevations will be drawn to comply with the key lot requirements.

The Commission discussed their concern that there could be a large percentage of Henley's in the subdivision.

Mr. Henrich stated K Hovnanian may build a spec home or quick move in of the Darcy as no homes of this elevation have been sold.

Ms. Portillo read the monotony standards to the Commission. Attorney Standiford displayed the monotony code on his computer and noted the colors and elevations have to be different in homes adjacent and across the street from the subject home.

Mr. Merkel noted he would like to see the Darcy built.

Motion by Sedlacek, second by Donovan to close the public hearing.

Roll call vote:

Ayes: Sedlacek, Voltattorni, Donovan, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Tisci

Motion carried and the public hearing was closed.

Motion by Sedlacek, second by Donovan to authorize the amendment to the Special Use Permit for a Planned Unit Development for the addition of elevation changes pursuant to Section 9-15-6 of the Village Code.

Roll call vote:

Ayes: Sedlacek, Voltattorni, Donovan, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Tisci

Motion carried.

## **V. ADJOURNMENT**

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

Roll call vote:

Ayes: Sedlacek, Voltattorni, Donovan, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Tisci

Motion carried.

Motion carried and the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Donna Lobaito  
Chief Administrative Officer/Village Clerk