



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JULY 11, 2023
6:30 PM**

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. Merkel, Mr. Tisci, Ms. Massel, Mr. Lindquist and Mr. Preble. Absent: Mr. Donovan and Mr. Blackshaw.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Chris Heinen, and Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the June 13, 2023 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the Minutes of the June 13, 2023 Planning, Building and Zoning Commission Meeting.

Voice vote:

Ayes: 4

Nays: 0

Abstain: 1

Absent: 2

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing – Special Use Amendment – Consideration by the Hawthorn Woods Country Club for an amendment to the special use planned development for new pickleball courts located on existing pavement within the parking lot, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.

Motion by Preble, second by Lindquist to open the public hearing.

Voice vote:

Ayes: 5

Nays: 0
Abstain: 0
Absent: 2

Motion carried, and the public hearing opened at 6:33 p.m.

Mr. Heinen presented his staff report to the Commissioners. He noted the applicant is seeking an amendment to their special use permit for three pickleball courts to be constructed in the existing parking lot at the Hawthorn Woods Country Club. If granted, parking will go from 235 parking stalls to 208, which is still sufficient according to the Village Code. Mr. Heinen reported on the circulation pattern needs. He also mentioned the courts will be located in the southeast corner of the existing parking lot and approximately 298 feet away from the nearest home.

Joe Titus, General Manager of the Hawthorn Woods Country Club, was sworn in. Mr. Titus commented on the proposed location of the pickleball courts. He noted the Club has never used all the parking stalls for any event, and they do not have an intent to install lights at this time. He anticipates construction being completed this year.

Commissioner Lindquist expressed concern about circulation in the parking lot as vehicles approach the courts. It was suggested a couple more parking stalls be removed to allow for circulation of cars, and that this be a condition of the recommendation to the Board.

Mr. Heinen noted the fencing will be closed off on the west side to allow for a 3' wide pedestrian access. He also commented that Ms. Frable looked at the plans and indicated a watershed development permit would not be required. Mr. Titus noted that he has engaged Manhard Engineering to look at the topography and grading just in case excavating is required.

Future expansion of the pickleball courts was discussed, and Mr. Titus indicated any expansion would probably be on the north side of the current proposed location.

Motion by Preble, second by Lindquist to close the public hearing.

Voice vote:
Ayes: 5
Nays: 0
Abstain: 0
Absent: 2

Motion carried, and the public hearing closed at 6:53 p.m.

The Commissioners deliberated on the application.

Motion by Tisci, second by Massel to recommend the approval of the Special Use Amendment – Consideration by the Hawthorn Woods Country Club for an amendment to the special use planned development for new pickleball courts located on existing pavement within the parking lot, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing,

conditioned upon the plans indicating a circulation flow, and the closure of the fencing on the west side of the courts to allow for a 3' wide pedestrian access.

Roll call vote.

Ayes: Lindquist, Merkel, Tisci, Massel, Preble

Nays: None

Abstain: None

Absent: Donovan, Blackshaw

Motion carried.

V. ADJOURNMENT

Motion by Massel, second by Preble to adjourn the meeting.

Voice vote:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 2

Motion carried.

The meeting adjourned at 6:56 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk