



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, JUNE 11, 2024  
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. Blackshaw, and Ms. Nortillo. Absent: Mr. Preble.

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

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

None this month.

**III. APPROVAL OF MINUTES**

Approval of Minutes of the September 12, 2023 Planning, Building and Zoning Commission Meeting

Motion by Tisci, second by Massel to approve the Minutes of the September 12, 2023 Planning, Building and Zoning Commission Meeting.

Voice vote:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

**IV. NEW BUSINESS**

- A. Public Hearing – Rezoning – Consideration by 22555 Route 176 LLC for an amendment to the zoning map for newly annexed land to AB Agricultural Business District for the property located at 22555 Illinois Route 176.

Motion by Massel, second by Blackshaw to open the public hearing.

Voice vote:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried, and the public hearing opened at 6:34 p.m.

Mr. Heinen reported that the Village entered into an annexation agreement on this property in 2004; however, at the time, the property was not contiguous to the Village. Now, the property is contiguous and was recently annexed into the Village. Pursuant to the annexation agreement, the new owners are requesting the rezoning of the property to AB Agricultural Business.

Motion by Nortillo, second by Massel to close the public hearing.

Voice vote:

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried, and the public hearing closed at 6:36 p.m.

Motion by Massel, second by Tisci to recommend the approval of Rezoning – Consideration by 22555 Route 176 LLC for an amendment to the zoning map for newly annexed land to AB Agricultural Business District for the property located at 22555 Illinois Route 176.

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

- B. Public Hearing – Special Use Amendment - Consideration by M/I Homes of Chicago, LLC for the following: i) approval of Final Plats of Resubdivision of Hawthorn Woods Country Club Phase 5 and Phase 6; ii) approval of an amendment to the Special Use and Special Use Planned Unit Development for Hawthorn Woods Phase 5 and Phase 6 as set forth on the plans and materials submitted with the application; and iii) approval of Architectural Plans and Elevations for Hawthorn Woods Phase 5 and Phase 6, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.

Motion by Massel, second by Nortillo to open the public hearing.

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried, and the public hearing opened at 6:38 p.m.

Mr. Heinen reported the final plats are in substantial conformity to the preliminary plats for Phases 5 and 6. The elevations are the same as the ones the Village approved for the 105 infill lots.

All those wishing to testify were sworn in.

Russ Whitaker, attorney representing MI Homes, provided some information on the sale and construction of the existing 105 infill lots. Toll replatted Phases 5 and 6 in 2022, and now MI Homes is seeking final plat approval. He noted the final plat is in substantial conformity with the preliminary plat with the exception of the removal of one lot in Phase 5 due to engineering.

Mr. Whitaker also spoke of the building elevations, which are the same as those being built on the 105 infill lots. The square footage range of the proposed homes is 2,225 to 4,000 square feet. There are 19 different color collections, and the colors of the stone and siding are pre-selected by MI's designers.

MI will be following the same anti-monotony standards as found in the infill lots which deals with elevations and models.

Mr. Merkel expressed concern about the anti-monotony not covering color as there are four homes in the subdivision that are adjacent to each other and are very similar in color. Mr. Whitaker noted they are working with James Hardie on the colors, but noted colors are hard to control. He commented that MI Homes self imposes a standard that they will not build homes with the same color next door. Scott Barenbrugge, MI Homes, indicated he would get color palettes to Mr. Heinen.

The Commission reviewed the building elevations. Mr. Barenbrugge commented that the demand for brick in the Chicagoland area fell off dramatically in 2015.

The construction traffic route was discussed. Larry Hill, 26 Eagle Ridge, commented that the HOA requested the construction traffic route.

Motion by Nortillo, second by Massel to close the public hearing.

Voice vote.

Ayes: 5  
Nays: 0  
Abstain: 0  
Absent: 1

Motion carried, and the public hearing closed at 7:20 p.m.

Motion by Massel, second by Blackshaw to recommend the Special Use Amendment - Consideration by M/I Homes of Chicago, LLC for the following: i) approval of Final Plats of Resubdivision of Hawthorn Woods Country Club Phase 5 and Phase 6; ii) approval of an amendment to the Special Use and Special Use Planned Unit Development for Hawthorn Woods Phase 5 and Phase 6 as set forth on the plans and

materials submitted with the application; and iii) approval of Architectural Plans and Elevations for Hawthorn Woods Phase 5 and Phase 6, iv) provide additional details regarding the color palate within the anti-monotony regulations, such that there is separation in color family of the exterior of the homes so one color family is not next to another home containing the same exterior color family, to be reviewed and approved by the Community Development Director and incorporated into the approved monotony standards, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing.

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

**V. ADJOURNMENT**

Motion by Tisci, second by Blackshaw to adjourn the meeting.

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

The meeting adjourned at 7:22 p.m.

Respectfully submitted,



Donna Lobaito  
Chief Administrative Officer/Village Clerk