



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JANUARY 14, 2025
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. Preble, Mr. Glickman, and Mr. Wifler.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, 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 November 12, 2024 Planning, Building and Zoning Commission Meeting

Motion by Tisci, second by Massel to approve the Minutes of the November 12, 2024 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

IV. NEW BUSINESS

- A. Continued - Public Hearing - Special Use Planned Development Amendment – Consideration of an application by M/I Homes of Chicago, LLC, for the approval of an amendment to a Special Use and Special Use Planned Unit Development and approval of Architectural Plans and Elevations in connection with certain townhome parcels located in Phases 1 and 2 of the Hawthorn Woods Country Club Subdivision

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

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

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

Mr. Heinen provided his staff report indicating the application was for a special use planned development amendment for townhomes. He highlighted the history behind the development, and reported on the proposed 21 townhome units. There will be a decrease in lot coverage from the original plan. He noted the application is for 2-car front elevation garages, not 3-car as indicated in his staff memo.

All individuals wishing to testify at the public hearing were sworn in.

Russ Whitaker, Rosanova & Whitaker, attorney representing M/I Homes, reviewed the history of the lots M/I Homes has purchased in the Hawthorn Woods Country Club and the proposed townhome construction. The square footage of the proposed townhomes will range from 1,462 to 1,668 with 2 bedrooms, 2 to 2.5 baths, and 2 car garages.

The building elevations were designed to complement, not match the existing Legacy product. All sides of the buildings will be constructed with masonry wrap, and will feature additional architectural enhancements.

At this time, the floor was opened to the commissioners for comments/questions. Mr. Tisci inquired about basements. Some units will have walkouts and others will not. The target price for these units will be around \$450,000 with finishes. Mr. Collins, M/I Homes, noted the single-family homes M/I is constructing in the county club are selling in the low \$700,000 range.

Ms. Massel expressed concern about the roofline difference and lack of stone in the proposed units compared to the Legacy units. Mr. Collins explained the challenges with modifying the rooflines to match the Legacy as the proposed units are ranch style. He noted the approach was to design townhomes that complimented the existing buildings.

Mr. Merkel thanked M/I Homes for working with the homeowners' association on the design. He noted concern about the one proposed building in Phase 2 abutting the existing Legacy building to the south, and suggested significant landscaping in between these two buildings.

Mr. Whitaker commented on the brick selection and colors of the proposed townhomes, which were selected to match the existing Legacy.

Fire suppression will be required per the building codes.

At this time, Mr. Merkel asked if there was any public comment.

Dennis Pelak, 20 Championship Parkway, asked for clarification on the location of the proposed townhomes.

Margo Pelak, 20 Championship Parkway, questioned the adequacy of parking. Mr. Whitaker indicated besides parking in the garage, there will be two parking spaces in each driveway. There will be no additional on-street parking. Ms. Pelak asked if there would be additional fire hydrants installed. Mr. Heinen responded no as the water system is already built out.

Sherrie Stevenson, 13 Shoreacres Drive, commented she would like to see the new townhomes match the existing ones.

Mr. Merkel called for a break at 7:21 p.m.

The meeting reconvened at 7:24 p.m. with all commissioners still being present.

Diane Holder, 13 Harborside Way, mentioned she is on the HOA Board and was speaking on behalf of the Board. She indicated the Board fully supports the plans as presented, and commended M/I Homes on the work they have done in the country club to date.

There being no further public testimony, there was a motion by Glickman, second by Tisci to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried, and the public hearing closed at 7:27 p.m.

Motion by Preble, second by Tisci to approve a recommendation to the Village Board as written in the staff report.

During commissioner deliberations, Mr. Merkel added that additional landscaping should be provided on the south end of building 801-1 in Phase 2 of the development to provide additional separation between the new building and the existing one, if feasible, with M/I

Homes working with staff on this condition. Mr. Preble amended his motion, and Mr. Tisci amended his second to include this condition.

Roll call vote:

Ayes: Merkel, Tisci, Massel, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

Motion carried.

V. ADJOURNMENT

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

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk