



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, FEBRUARY 11, 2025
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:30 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Mr. Preble, Mr. Glickman, and Mr. Wifler. Ms. Massel was absent.

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 January 14, 2025 Planning, Building and Zoning Commission Meeting

Motion by Glickman, second by Preble to approve the Minutes of the January 14, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Merkel, Tisci, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: Massel

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing - Special Use Planned Development Amendment – Consideration of an application by MJK Real Estate Holding Company, LLC as applicant for an amendment to the special use planned development for a retail drive-thru facility, a retail/office building,

a future retail building, and a final plat of re-subdivision, located at 101 and 103 Roman Lane

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

Roll call vote:

Ayes: Merkel, Tisci, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: Massel

Motion carried, and the public hearing opened at 6:32 p.m.

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

Mr. Heinen provided his staff report indicating the application was for a special use planned development amendment for a retail drive-thru facility, a retail/office building, a future retail building, and a final plat of re-subdivision. He provided information on Kiddie Academy and the Hawthorn Woods Community Bank, also located at that corner. The Comprehensive Plan identifies this corner as commercial.

Richard Silverman, representative of MJK Real Estate Holding Company, LLC,

indicted MJK is under contract with Starbucks and Heartland Dental to occupy two buildings on the remaining two lots. There will be a future third building, which is not a part of this application. They have a 15-year lease with Starbucks and a 10-year lease with Heartland Dental.

Hours of operation for Starbucks will be 4:30 a.m. – 8:00 p.m. with the majority of their business being conducted via the drive-thru. Heartland Dental's hours of operation will be Monday – Friday 8:00 a.m. – 8:00 p.m., and Saturday 8:00 a.m. – 1:00 p.m. They will be closed on Sundays.

Mr. Silverman outlined the materials to be used on each building, and highlighted the outdoor eating area at Starbucks.

Mr. Glickman inquired about the proposed materials matching the existing materials at Kiddie Academy and the Hawthorn Woods Community Bank. Mr. Silverman confirmed they will be matched.

Mr. Preble asked about landscaping between the queue area and the access road, and the location of the menu board and speaker at Starbucks. Mr. Silverman indicated they are sensitive to the residents to the east and will be working with staff and the landscape architect to overplant a buffer area with year-round plants for sound and visual relief. Mr. Heinen indicated the landscape plans depict 5' landscaping at the time of installation. The question arose about the installation of a landscaped berm in this location. Mr. Silverman indicated this would change the plans and involve engineering. Mr. Heinen added that staff

asked for enhanced landscaping for buffering purposes. Mr. Silverman noted the lighting and volume on the Starbucks signs are adjustable.

Mr. Tisci asked if any study had been conducted by Starbucks regarding the number of cars in queue. Mr. Silverman indicated Starbucks does have studies to ensure safety, and the plans allow room for overflow of traffic.

Mr. Silverman reported they are marketing the third building at this time, which will have to come before the Planning, Building and Zoning commission in the future.

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

Liming Tian, 108 Roman Lane, inquired about the landscaping, drive-thru and the type of business to be anticipated for the third building. He also inquired about hours of operation for Starbucks and Heartland Dental, and the type of notice residents may receive for the future building.

Resident, inquired about trash pick-up and the circulation of trucks on the property. The trash enclosure will be made of materials to match the Heartland Dental building and it will contain locking doors. Mr. Silverman discussed the rear doors on the buildings and the location where deliveries will be made. Resident inquired about a bike path along Quentin Road having access to the property. There will not be access from the bike path to the subject property. Grading in this area may be an issue for such connection.

Sriman, 136 Roman Lane, expressed concern about traffic on Quentin and Rt. 22, and asked if there was a plan to install a traffic light at Roman and Quentin. Mr. Heinen commented that IDOT and LCDOT approved the plans in 2016 with the platting of the subdivision, which included four commercial lots.

Jon Irelan, 126 Roman Lane, commented on the 4:30 a.m. start time being disruptive to residents. He also expressed concern about additional traffic from Starbucks trying to make a left turn off of Roman Lane onto Quentin Road in the mornings, and about traffic coming through their subdivision.

Staff will reach out to LCDOT and IDOT, and the residents were encouraged to make contact as well. Staff will also work with the developer on wayfinding signage.

Mr. Irelan also inquired about the measures that are in place to ensure the developer completes the development and landscaping. Mr. Heinen responded the Village holds security that is tied to the plans which will not be refunded until inspections are satisfactorily completed. The Village will also not issue any certificates of occupancy if the development is not constructed according to the approved plans.

Philip Yan, 102 Roman Lane, voiced concern of the proximity of his guest bedroom to the Starbucks and truck noise.

Manish Gunjan, 140 Roman Lane, asked how sound could be minimized at 4:30 a.m., and spoke of his concern for traffic making a left turn off of Roman Lane.

Jagdish Lande, 104 Roman Lane, indicated he was concerned for his children and their safety with the road situation, and he was concerned about noise. He was encouraged to contact LCDOT and IDOT.

Jon Ireland, 125 Roman Lane, asked whether Starbucks has any studies that identify the number of anticipated cars during the hours of 4:30 a.m. and 6:00 a.m. Mr. Silverman will inquire with Starbucks for this information.

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

Roll call vote:

Ayes: Merkel, Tisci, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: None

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

The commissioners deliberated on the application. Mr. Glickman commented on the concern for traffic and questioned whether another traffic study was warranted. Mr. Heinen responded there was a traffic study conducted in 2016 which contemplated four commercial lots and population growth.

During commissioner deliberations, Mr. Merkel suggested the following be included as a part of the motion:

- Wayfinding signage should be included
- After Starbucks is opened for three months, there should be a lookback period for staff to review any noise complaints
- Staff shall contact IDOT and LCDOT regarding resident traffic concerns on Quentin Road and Rt. 22

Motion by Tisci, second by Wifler to approve a recommendation to the Village Board as drafted on the agenda, and include the considerations for wayfinding signage, a three-month lookback by staff to address noise issues, and staff contacting IDOT and LCDOT regarding traffic concerns, second by Wifler.

Roll call vote:

Ayes: Merkel, Tisci, Preble, Glickman, Wifler

Nays: None

Abstain: None

Absent: Massel

Motion carried.

V. ADJOURNMENT

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

Voice vote.

Ayes: 5

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

The meeting adjourned at 7:33 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk