



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 13, 2025
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Tisci called the meeting to order at 6:33 p.m. Roll call indicated the following members were present: Mr. Tisci, Mr. Preble, Ms. Massel, Mr. Glickman, and Mr. Wifler. Mr. Merkel was absent.

Also present: Trustee Liaison Tom Rychlik, and Community Development Director Chris Heinen.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the April 22, 2025 Planning, Building and Zoning Commission Meeting

Motion by Wifler, second by Massel to approve the Minutes of the April 22, 2025 Planning, Building and Zoning Commission Meeting.

Roll call vote:

Ayes: Tisci, Preble, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Merkel

Motion carried.

IV. NEW BUSINESS

- A. Continuance (Solely for the Purpose of Scheduling) - Public Hearing - Special Use Planned Development – Consideration of an application by M/I Homes of Chicago, LLC, as applicant for entitlements for a mixed residential subdivision related to the property located south of Old McHenry Road, north of Illinois Route 22 and east of Birkdale Drive and Pinehurst Drive. Applicant seeks approval of a i) Special Use and Special Use Planned Unit Development, ii) Preliminary Plan and Plat, iii) Preliminary Engineering, iv)

Preliminary Landscape Plan, v) Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, vi) certain departures from the Village Code

Motion by Preble, second by Wifler to approve the Continuance (Solely for the Purpose of Scheduling) - Public Hearing - Special Use Planned Development – Consideration of an application by M/I Homes of Chicago, LLC, as applicant for entitlements for a mixed residential subdivision related to the property located south of Old McHenry Road, north of Illinois Route 22 and east of Birkdale Drive and Pinehurst Drive. Applicant seeks approval of a i) Special Use and Special Use Planned Unit Development, ii) Preliminary Plan and Plat, iii) Preliminary Engineering, iv) Preliminary Landscape Plan, v) Architectural Plans and Elevations as set forth on the plans and materials submitted with the application, vi) certain departures from the Village Code to a Special Meeting of the Planning, Building, and Zoning Commission at the Performing Arts Center at the Lake Zurich High School, 300 Church Street, Lake Zurich, Illinois on Tuesday, June 17, 2025 at 6:30PM.

Roll call vote:

Ayes: Tisci, Preble, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Merkel

Motion carried.

B. Certificate of Approval – Hawthorn Woods Country Club – Consideration for a Certificate of Approval for the clubhouse roof at the Hawthorn Woods Country Club

Motion by Massel, second by Glickman to recommend the approval of a Certificate of Approval – Hawthorn Woods Country Club – Consideration for a Certificate of Approval for the clubhouse roof at the Hawthorn Woods Country Club.

Mr. Heinen provided his staff report.

Mr. Patrick O’Donoghue from the Hawthorn Woods Country Club, LLC, discussed the project. They will be replacing the roof with dark black industrial asphalt shingles, which will be a long-term maintenance free product. The gutters will be white. They are getting quotes to reroof all accessory buildings.

Roll call vote:

Ayes: Tisci, Preble, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Merkel

Motion carried.

V. ADJOURNMENT

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

Roll call vote:

Ayes: Tisci, Preble, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Merkel

Motion carried.

The meeting adjourned at 6:44 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk