



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, JANUARY 11, 2022  
6:30 P.M.**

**MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Mr. Tisci called the meeting to order at 6:41 p.m. Roll call indicated the following members were present: Mr. Lindquist, Mr. Tisci, Mr. Voltattorni, and Ms. Massel. Absent: Mr. Donovan and Mr. Merkel.

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

Ms. Lobaito noted that due to the ongoing pandemic, and pursuant to the Governor's executive order, it is not prudent or practical to meet in person. As such, the meeting was being held via Zoom, and Mr. Brankin was present at Village Hall.

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

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the September 28, 2021 Planning, Building and Zoning Commission Meeting

Motion by Voltattorni, second by Massel to approve the minutes of the September 28, 2021 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Lindquist, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Merkel

Motion carried.

**IV. NEW BUSINESS**

- A. Lake Zurich School District 95 – Consideration for a Special Use Permit related to the building addition to the existing middle school located at 95 Hubbard Lane, Hawthorn

Woods, IL, as well as such other relief or approvals as the Commission may determine reasonably necessary in connection with the foregoing, all for the Subject Property.

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

Roll call vote:

Ayes: Lindquist, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Merkel

Motion carried, and the public hearing opened at 6:44 p.m.

Mr. Heinen testified that District 95 applied for a special use permit for a 4,000 square foot addition to the west side of the school. The driveway and sidewalk will not be impacted by the addition. He noted the lot coverage and setbacks meet the Village Code standards. The materials will be consistent with the existing building. Additionally, the addition will not increase the student population; therefore, there is no need for an expansion of the parking lot. The applicant is working with Lake County Stormwater Management on stormwater impact of the addition.

Vicki Cullinan of District 95 noted the construction is for a STEAM addition to enhance the learning experience for the students.

Mr. Heinen did note he received an email from one resident, Todd Klein, about various concerns, including renderings not matching the engineering plans, and lighting. Mr. Heinen read Mr. Klein's email into the record. Ms. Cullinan noted she was not aware of any lighting concerns from surrounding residents, but will discuss this matter with staff. It appears that lights in classrooms may be left on after the custodians clean the classrooms. Ms. Cullinan indicated it is anticipated construction would begin this summer with the project being completed this fall. She indicated updated plans and rendering will be sent to Mr. Heinen.

Ms. Cullinan noted the existing soccer field will be impacted by the addition and would be shifted.

Mr. Kyle Miller, 183 Elderberry Drive, asked about obtaining a copy of the renderings. Mr. Heinen will send the revised renderings to Mr. Miller.

There will be an accessible entrance on the south side of the addition, and downlights will be used in compliance with the Village's Dark Skies ordinance. Mr. Miller addressed the commissioners about the lighting.

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

Roll call vote:

Ayes: Lindquist, Tisci, Voltattori, Massel

Nays: None  
Abstain: None  
Absent: Donovan, Merkel  
Motion carried, and the public hearing closed at 7:04 p.m.

- B. Lake Zurich School District 95 – Consideration and Recommendation of the Findings of Fact – Special Use for the building addition to the existing middle school located at 95 Hubbard Lane

Motion by Massel, second by Lindquist to approve the Findings of Fact.

Roll call vote:  
Ayes: Lindquist, Tisci, Votattorni, Massel  
Nays: None  
Abstain: None  
Absent: Donovan, Merkel  
Motion carried.

**V. ADJOURNMENT**

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

Roll call vote:  
Ayes: Lindquist, Tisci, Voltattorni, Massel  
Nays: None  
Abstain: None  
Absent: Donovan, Merkel  
Motion carried.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,



Donna Lobaito  
Chief Administrative Officer/Village Clerk