



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, JULY 12, 2022  
6:30 P.M.**

**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. Voltattorni, Ms. Massel, and Mr. Donovan. Absent: Mr. Lindquist.

Also present were Chief Administrative Officer/Village Clerk Donna Lobaito, Community Development Director Chris Heinen, and Village Attorney Nicholas Standiford.

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

None this month.

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes of the June 14, 2022 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the minutes of the June 14, 2022 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Voltattorni, Donovan, Tisci, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist

Motion carried.

**IV. NEW BUSINESS**

- A. Certificate of Approval – MI Homes – Consideration for a Certificate of Approval for advertising signage for marketing of vacant lots located within the Hawthorn Woods Country Club located along Fairfield Road, Gilmer Road and Schwerman Road in Hawthorn Woods, IL

Mr. Heinen reported that MI Homes purchased the remaining vacant lots in the Hawthorn Woods Country Club. MI Homes is seeking a Certificate of Approval for four marketing signs; two to be located on Schwerman Road, one to be located on Gilmer Road and one

to be located on Fairfield Road. The original annexation agreement allows for marketing signs with restrictions. They are allowed to construct six double-faced, ground-illuminated advertising signs that are four-feet by eight-feet (4'x8'); however, the request does not include the illumination of any of the four signs. All signs will be placed on private property with initial signs indicating, "Coming Soon", and subsequent signs advertising the sale.

Scott Barenbrugge, Vice President Land, MI Homes, Naperville, IL, indicated they will begin earth operations soon and hope to have a model home constructed late summer or early fall. He said the signs will help bolster their sales and confirmed the size allowance pursuant to the annexation agreement. He also mentioned MI Homes will build in sections so as to minimize construction impact on existing residents, and he anticipated the buildout taking four years. MI Homes will continue to maintain the signs for the duration of construction.

Motion by Voltattorni, second by Massel to approve the certificate of approval.

Roll call vote:

Ayes: Donovan, Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist

Motion carried.

- B. Public Hearing (Continued from June 14, 2022) – HH-HW-RE, LLC - Consideration for a Special Use Planned Development for a proposed event venue for the property located at 27951 N. Gilmer Road and 22662 W. Illinois Route 176, Hawthorn Woods, IL

Motion by Tisci, second by Donovan to continue the public hearing to the September 13, 2022 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Donovan, Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist

Motion carried.

## V. ADJOURNMENT

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

Roll call vote:

Ayes: Donovan, Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist  
Motion carried.

The meeting adjourned at 6:46 p.m.

Respectfully submitted,



Donna Lobaito  
Chief Administrative Officer/Village Clerk