



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MARCH 8, 2022
6:30 P.M.**

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

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

Ms. Lobaito noted that due to the ongoing pandemic, and pursuant to the Governor's executive order, it was not prudent or practical to meet in person. As such, the meeting was being held via Zoom, and Ms. Lobaito 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 January 11, 2022 Planning, Building and Zoning Commission Meeting

Motion by Tisci, second by Massel to approve the minutes of the January 11, 2022 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Merkel, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried.

IV. NEW BUSINESS

- A. HH-HW-RE, LLC – Consideration for an amendment to the zoning map for newly annexed land to R-3 General Residence District, GO General Office District, and B Retail Business/Commercial District, all for the Subject Property

Mr. Heinen provided an overview of the application. The land at Rt. 176 and Gilmer Road was purchased at auction, and the applicant is working with the village to annex the property into Hawthorn Woods. Tonight's hearing is for the rezoning of the property to R-3 General Residence District, GO General Office District, and B Retail Business/Commercial District. Surrounding properties have similar zoning classifications. The proposal is also in conformance with the designated land uses and the goals and objectives of the Comprehensive Plan. The applicant plans to construct an events venue on a portion of the property. With the development, the applicant will have to come before the Commission for a special use permit for a planned unit development.

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

Roll call vote:

Ayes: Merkel, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried, and the public hearing opened at 6:40 p.m.

Mr. Mike Hammes, 5859 N. Shore Drive, Whitefish Bay, WI, testified he purchased the property with the intent of constructing an events venue. The total acreage is approximately 41 acres, and he is applying for three zoning classifications on the property. Previously, he has constructed an events venue in Wisconsin. He explained the venue will be used for wedding receptions, holiday parties, birthdays, etc. and will hold approximately 350- 450 people with the ability to break off rooms for smaller gatherings. The building will be approximately 6,000 square feet. Mr. Hammes indicated he plans to construct an elegant, rustic barn. For further information on his event venue in Wisconsin, see thebarnatthebog.com.

The venue would most likely be designed for parcel A with the remaining parcels yet to be determined for an end use. Mr. Hammes indicated his background is in commercial real estate.

Mr. Mike Mazur, 28109 N. Gilmer Road, expressed concern about noise and the environment. Mr. Heinen indicated these items would be addressed once a site plan is received, and that tonight's public hearing was solely for the purpose of rezoning the property.

Motion by Tisci, second by Massel to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried, and the public hearing closed at 6:51 p.m.

There was no deliberation by the Commission members.

Motion by Voltattorni, second by Tisci to recommend an amendment to the zoning map for newly annexed land to R-3 General Residence District, GO General Office District, and B Retail Business/Commercial District, all for the Subject Property.

Roll call vote:

Ayes: Merkel, Tisci, Voltattori, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

This item will go to the Village Board on Monday, March 28, 2022 at 5PM.

- B. Zia West, LLC – Consideration for an amendment to a special use permit for a master plan for a commercial stable and veterinary clinic, boarding animal variety veterinary clinic, and non-boarding animal variety with certain departures, 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

Mr. Heinen provided an overview of the application. He indicated former owner, Dr. Hugi, received a special use permit on the property in 2013, and that the new owners/applicants were seeking an amended special use permit. There will be a phased plan for the site with upgrades to the structure, potential SMC facilities and parking lot upgrades. One building will be relocated on-site. Trees will be removed, but the applicant has provided an extensive landscape plan. Engineering issues are still outstanding, but will be addressed at the time of development. Additionally, there are access issues outstanding with Lake County Division of Transportation that are being addressed.

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

Roll call vote:

Ayes: Merkel, Tisci, Voltattorni, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried and the public hearing opened at 6:57 p.m.

Ms. Carol Rediehs and Ms. Kristin Rediehs-Salazar, owners of the property, testified the property suffers from deferred maintenance and neglect. They will be using the property just the same as the former owner, but will be making improvements. The work will be phased with phase 1 consisting of improvements to the barn, fencing and paddock area,

and parking lot improvements. The second phase will consist of rehabbing the former vet clinic area of the barn into a recovery area for injured horses.

Ms. Rediehs-Salazar highlighted the types of riders they serve and that they serve all skill levels. Originally, the barn had 52 stalls, but 5-6 stalls will be removed with the improvements. Ms. Rediehs-Salazar testified no horse shows or public events will be held on the property.

There were no questions or comments from the public.

Motion by Tisci, second by Massel to close the public hearing.

Roll call vote:

Ayes: Merkel, Tisci, Voltattorni, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried and the public hearing closed at 7:06 p.m.

Mr. Merkel reviewed the seven conditions identified in the findings of fact:

1. The driveway and parking areas shall be of a surface that is acceptable to Village Staff and one that is safe for pedestrians, vehicles and horses; the areas that are not currently paved shall meet the above requirement prior to the issuance of a certificate of occupancy.
2. The stalls shall be cleaned/ mucked twice a day, except on holidays.
3. The paddocks shall be cleaned/mucked twice a week.
4. No manure piles. Manure shall be stored in a concrete structure at the existing location and hauled off-site once per week, at a minimum.
5. Engineering issues (wetlands, stormwater and driveway access) shall be finalized and approved by the Village prior to the issuance of any permits for site improvements and building permits.
6. Horse Shows shall not be permitted.
7. Dust control measures shall be submitted to the Village prior to issuance of a building permit.

The applicants indicated they agreed with the seven conditions. The Commission had no further comments.

Motion by Voltattorni, second by Massel to approve the findings of fact as presented.

Roll call vote:

Ayes: Merkel, Tisci, Voltattorni, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried.

Mr. Heinen indicated to the Commission there will be an in-person meeting on Tuesday, March 22, 2022. M/I Homes has changed their plans which has triggered a hearing before the Commission for a special use permit.

V. ADJOURNMENT

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

Roll call vote:

Ayes: Merkel, Tisci, Voltattorni, Massel

Nays: None

Abstain: None

Absent: Donovan, Lindquist

Motion carried.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk