



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JULY 26, 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, and Ms. Massel. Absent: Mr. Lindquist, and Mr. Donovan.

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

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of the July 12, 2022 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the minutes of the July 12, 2022 Planning, Building and Zoning Commission meeting.

Roll call vote:

Ayes: Voltattorni, Tisci, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Donovan

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing – Barrington Bank & Trust Co., N.A. - Consideration for a Special Use for the construction of a financial institution located at 107 Roman Lane, Hawthorn Woods, IL

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

Roll call vote:

Ayes: Tisci, Voltattorni, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Donovan

Motion carried, and the public hearing opened at 6:33 p.m.

Mr. Heinen testified that the Village Board approved a special use permit on the subject property in 2016 to allow for the property to be used for both commercial and residential uses. The commercial portion of the development consists of four lots, and Barrington Bank & Trust Co. has applied for a special use permit for a financial institution with a drive thru facility on the corner lot.

The proposed facility will be approximately 3,800 square feet, with a right-in/right-out off of Rt. 22 onto a service drive that has no direct connection to the residential portion of the development. Full access will also come off of Roman Drive to the north.

The architecture on the building consists of a combination of brick, stone and a metal roof.

Landscaping, Engineering, Traffic and Photometrics have been submitted, and the applicant is working through the comments at this time.

The only departure being sought relates to parking. The applicant is proposing a total of 14 parking spaces with one for a handicapped stall. The parking requirement in the zoning code calls for 20 parking spaces.

The applicant is proposing a monument sign located at the southwest corner of the property. The sign will not contain a message board as depicted, and the applicant is proposing to construct two monument signs; one for the bank and one as a Hawthorn Woods entrance sign.

Mr. Heinen outlined the five conditions of approval for the commission's consideration.

After the staff presentation, Mr. W. Bradley Stetson, CEO and Chair of Barrington Bank & Trust Co., 135 Oak Ridge Road, Barrington, IL provided background information on the bank. He noted the bank was established in 1991 in Lake Forest and had \$50 billion in assets. Barrington Bank & Trust is a part of Wintrust Community Bank.

Mr. Chuck Riesterer, architect with Grund & Riesterer, 20 N. Wacker Drive, Suite 2418, Chicago, IL reviewed the site plan with the commission. He noted the drive thru, location of the ATM, and discussed the architectural features incorporated into the building. There will be a stone base, masonry, and clad windows with an exposed metal roof. Signage for the bank will be on each side of the architectural tower on the building with the Hawthorn Woods entrance sign on the corner at Quentin Rd. and Rt. 22.

There were no comments or questions from the public.

Commissioner Voltattorni commented that the bank will make a good addition to the community.

Commissioner Merkel complimented the architect for the design and detail of their plans. He noted the bank will add to the high-end feel of the Village.

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

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Donovan

Motion carried, and the public hearing closed at 6:52 p.m.

Motion by Voltattorni, second by Massel to approve the special use permit for Barrington Band & Trust Co. with the five conditions outlined on pages 5 and 6 in the staff memo.

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Donovan

Motion carried.

It was noted this recommendation will be on the September 26, 2022 Village Board agenda.

V. ADJOURNMENT

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

Roll call vote:

Ayes: Tisci, Voltattori, Massel, Merkel

Nays: None

Abstain: None

Absent: Lindquist, Donovan

Motion carried.

The meeting adjourned at 6:53 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk