



**THE VILLAGE OF HAWTHORN WOODS  
PLANNING, BUILDING AND ZONING COMMISSION  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
TUESDAY, NOVEMBER 8, 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. Voltattorni, Mr. Lindquist, Mr. Tisci and Ms. Massel. Absent: Mr. Donovan.

Also present were Community Development Director Chris Heinen, Public Works Director and Village Engineer Erika Frable, PE, Village Engineer Lee Fell, PE, Village Attorney Nicholas Standiford, and Trustee Liaison Tom Rychlik.

Due to the ongoing pandemic, and the governor's order, Mr. Heinen announced the meeting was being held on Zoom and that he as well and Mr. Tisci were present at Village Hall for the duration of the meeting.

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

None this month.

**III. APPROVAL OF MINUTES**

Approval of Minutes of the September 27, 2022 and the October 11, 2022 Planning, Building and Zoning Commission Meetings

Motion by Massel, second by Voltattorni to approve the Minutes of the September 27, 2022 and the October 11, 2022 Planning, Building and Zoning Commission Meetings.

Roll call vote for the September 27, 2022 minutes:

Ayes: Voltattorni, Massel, Merkel, Lindquist, Tisci

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Roll call vote for the October 11, 2022 minutes:

Ayes: Voltattorni, Massel, Merkel,

Nays: None

Abstain: Lindquist, Tisci

Absent: Donovan

Motion carried.

#### IV. NEW BUSINESS

- A. Public Hearing (Continued from October 11, 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 Massel to open the public hearing.

Roll call vote:

Ayes: Lindquist, Tisci Voltattorni, Massel, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

The following individuals were sworn in prior to giving their testimony: Mike Hammes, 5859 N. Shore Dr., White Fish Bay, WI 53217; Nick Patera, Teska Associates, 627 Grove St., Evanston, IL; Angelo Zografos, Pearson Brown Associates, 1850 W. Winchester Rd., Libertyville, IL 60048; and Luay Aboona, KLOA, 9575 W. Higgins Rd., Rosemont, IL. Paul Weaver will be added later if necessary.

Mr. Heinen provided his staff report. He noted the application was for a special use planned development for an event venue, and the property was annexed into the Village earlier this year with several zoning classifications. Parcel A is the subject of tonight's public hearing. The applicant is looking to build an event venue with access off of Gilmer and Fremont roads. Parking and an outdoor venue are also anticipated. The plan shows potential future users on the property to compliment the event venue, but they are not being considered at this time. The proposal is for a 6,700 sq. ft. barn building. A landscape plan has been submitted and meets most of our requirements. Much of the landscaping requirements are already met with the existing landscaping. With installation of stormwater management and parking, additional planting will be incorporated.

Site engineering and a traffic study have been submitted to LCDOT for access to Gilmer Road and to the Village consultants for sitework. Review comments are in the packet. The applicant is present to answer questions.

The Fire District has reviewed the site plan as well. Comments are tailored towards fire suppression. The venue is not going to be on Village sewer and water at this time as it is not available. They will be utilizing well and septic.

Several departures are outlined in the staff memo. The maximum lot coverage for commercial is 3.0 acres with the application consisting of 15.78 acres. Additionally, the side and rear yards requirements are 200 feet with a departure of 27.6 feet each, building height maximum is 35 feet, they are proposing 42 feet. The building will be set far back from road so the height differential does not seem to be an issue. They are proposing an additional detached structure for storage and a trash enclosure. The landscape buffer requirement is 50 feet, and they are

proposing 18.5 on the northwest side. Future development on that side is yet to be determined. Staff believes this setback is adequate due to the existing landscaping.

Mr. Heinen reviewed the five conditions found in the staff report. He noted all conditions need to be met prior to building permit issuance.

Mike Hammes, owner of the property, addressed the Commission. He is planning to develop an events venue called The Barn at Hawthorn Woods. Mr. Hammes displayed pictures of his current building in Wisconsin. All food and beverage will be handled onsite to cater the events. Events are planned year-round primarily on weekends. Evening events would end at 11:30 p.m. with clean-up after.

Mr. Merkel asked about capacity for the venue. Mr. Hammes indicated the venue would accommodate 50 people to 350 people. A typical wedding would be 225 – 250 people. Mr. Merkel expressed concern about only 100 parking spots. Mr. Hammes said they advocate for shuttle services, and they anticipate couples attending.

Mr. Tisci asked if there would ever be overflow parking on an unpaved surface. Mr. Hammes said they would identify a spot for overflow parking. Mr. Tisci asked if the property to the northwest is in Hawthorn Woods. It is in unincorporated Lake County with an existing farmstead present.

Ms. Massel asked about plans for a future restaurant and how soon this would be anticipated. Mr. Hammes said they are not in the immediate future. He said the utilities will drive a lot of these decisions.

Mr. Lindquist commented on fire suppression. As such, Paul Weaver of Project 4 Services, 7722 W. Hawthorne Rd., Mequon, WI was sworn in. Mr. Weaver indicated the system will be self-contained in a 10,000-gallon tank fed by a high capacity well. Ten thousand gallons of water will always be maintained. The garage will hold the fire pump and the reserve. Their hope long term is to connect to public utilities.

Mr. Merkel commented on the detached structure departure. He asked why we would not want it attached to the building. Mr. Weaver responded there is a fire pump distance requirement minimum 15’.

Mr. Heinen noted the Village of Mundelein will be reviewing all building plans.

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

Roll call vote:

Ayes: Lindquist, Tisci Voltattorni, Massel, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

Motion by Tisci, second by Lindquist to recommend the approval of this project as written including the conditions of approval on page 7 of the staff memo.

Roll call vote:

Ayes: Lindquist, Tisci Voltattorni, Massel, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

**V. ADJOURNMENT**

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

Ayes: Lindquist, Tisci Voltattorni, Massel, Merkel

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,



Donna Lobaito  
Chief Administrative Officer/Village Clerk