



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, JULY 23, 2024
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Tisci called the meeting to order at 6:30 p.m. Roll call indicated the following members were present: Mr. Tisci, Ms. Massel, Mr. Preble, Ms. Nortillo and Mr. Glickman. Absent: Mr. Merkel and Mr. Blackshaw.

Also present: Community Development Director Chris Heinen, Village Attorney Patrick Brankin, and Trustee Liaison Tom Rychlik.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the June 11, 2024 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Preble to approve the Minutes of the June 11, 2024 Planning, Building and Zoning Commission Meeting.

Voice vote:

Ayes: Tiaci, Massel, Preble, Nortillo and Glickman

Nays: None

Abstain: None

Absent: Merkel, and Blackshaw

Motion carried.

IV. NEW BUSINESS

- A. Concept Review – Special Use Planned Development - Consideration by TDR 2018 LLC for a concept review for a Special Use Planned Development for a light manufacturing, distribution, and research and development uses located at on approximately 18 acres west of Heather Lane, south of Old McHenry Road, east of the CNN Railroad and north of the Lake Zurich Industrial Park.

Mr. Heinen provided his staff report.

Kelly Sheehan, on behalf of the applicant, addressed the commission on the components of the proposed development. As a part of the planned unit development, she presented

architectural standards, landscape screening, indoor trash enclosures, climate control and security of the building, parking, no outdoor storage of materials, and signage that will comply with the Village ordinances.

Mr. Tisci inquired about the hiring of employees. Ms. Sheehan responded there would be additional hiring. Mr. Tisci also expressed concern for the residents who about this site. Ms. Sheehan indicated they will reach out to the residents to present the plans and address concerns.

Ms. Massel asked about the type of manufacturing that is to take place at this location. Ms. Sheehan indicated it would be clean manufacturing.

Ms. Nortillo inquired about the nature of the business as it exists now. Ms. Sheehan said they presently manufacture lip balm containers.

There will be approximately 175 employees for three shifts, so the traffic will be spread out over the shifts. The average wage will be \$19 - \$40 per hour.

Ms. Nortillo commented that the business will have a positive economic impact on the community with a \$30 million building and \$50 - \$80 million in equipment.

Mr. Preble asked about truck traffic and the timing of shipments. The docks will be open from 7:00 a.m. – 5:00 p.m. Their operations run 24 hours a day with 80% of the truck traffic being for picking up items, not deliveries.

Mr. Heinen noted the lighting will comply with the Village's Dark Skies ordinance.

V. ADJOURNMENT

Motion by Preble, second by Nortillo to adjourn the meeting.

Voice vote.

Ayes: Tisci, Massel, Preble, Nortillo, and Glickman

Nays: None

Abstain: None

Absent: Merkel, and Blackshaw

Motion carried.

The meeting adjourned at 6:52 p.m.

Respectfully submitted,

Chris Heinen
Community Development Director