

ORDINANCE NO. 2191-22

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A FINANCIAL INSTITUTION WITH A DRIVE THRU FACILITY LOCATED AT 107 ROMAN LANE, HAWTHORN WOODS, IL – BARRINGTON BANK & TRUST CO., N.A.

WHEREAS, on or about July 1, 2022, Barrington Bank & Trust Co., N.A., as applicant (“Applicant”), filed an application for a special use permit for the construction of a financial institution with a drive thru facility on the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Applicant’s plans for the construction of said addition are attached hereto as Exhibit “B” and incorporated herein; and,

WHEREAS, Notice of Public Hearing with respect to the special use permit was published on or about July 9, 2022, in the Daily Herald, being a newspaper having general circulation within the Village of Hawthorn Woods, all as required by the statutes of the State of Illinois and the ordinances of the Village, and,

WHEREAS, all other notices required by the statutes of the State of Illinois and the ordinances of the Village have been given; and,

WHEREAS, pursuant to said Notice, the Planning, Building, and Zoning Commission of the Village of Hawthorn Woods conducted a Public Hearing regarding the special use permit on or about July 26, 2022, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Planning, Building, and Zoning Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about July 26, 2022, a copy of which is attached hereto as Exhibit “C” and incorporated herein; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That there is hereby granted a special use permit for the construction of a financial institution with a drive thru facility on the SUBJECT REALTY as set forth on Exhibit "B".

SECTION TWO: That the recommendations and Findings of Fact of the Planning, Building, and Zoning Commission attached hereto as Exhibit "C", be and the same are hereby adopted by the Mayor and Board of Trustees as and for its Findings of Fact.

SECTION THREE: That the following departure from the Zoning Ordinance is hereby granted:

1. Section 9-11-5.B.1 – Reducing the required number of parking spaces from 20 spaces to 14 spaces.

SECTION FOUR: That the special use permit is subject to the following terms and conditions:

1. That final engineering be approved by the Village Engineering Consultants and the Public Works Director/Village Engineer prior to a building permit being issued for the development.
2. That all landscaping plans be revised and reviewed and approved by the Village Planning Consultants and the Community Development Director prior to a building permit being issued for the development.
3. That the photometric plans be approved by the Village Engineering Consultants and the Public Works Director/Village Engineer prior to a building permit being issued for the development.

4. That the final architectural design be approved by the Community Development Director prior to a building permit being issued for the development.
5. That the final sign design be approved by the Community Development Director prior to a building permit being issued for the development.

SECTION FIVE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of the Ordinance are, to the extent of such conflict, expressly repealed.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kaiser, David, McCaskey, Ryzakie, Bayer

NAYS: Ø

ABSENT AND NOT VOTING: Riess

APPROVED: Dominick DiMaggio  
Dominick DiMaggio, Mayor

ATTEST: Donna Lobaito  
Donna Lobaito, Village Clerk

PASSED: September 26, 2022

APPROVED: September 27, 2022

**EXHIBIT "A"**

LEGAL DESCRIPTION

LOT 41 IN HAWTHORN TRAILS PHASE 3, BEING A RESUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ELA TOWNSHIP, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JUNE 2, 2017 AS DOCUMENT 7399532, IN LAKE COUNTY, ILLIONIS.

**EXHIBIT "B"**

VIEW LOOKING NORTHEAST AT THE MAIN ENTRY



**WINTRUST BANK**

GRUND & RIESTERER ARCHITECTS, LLC PROJECT #2185-00

PROPOSED BANKING FACILITY HAWTHORN WOODS COMMUNITY BANK

3D VISUALIZATION

SCALE: NOT TO SCALE

26 JULY 2022

VIEW LOOKING WEST AT REAR & DRIVE THRU LANES



**WINTRUST BANK**

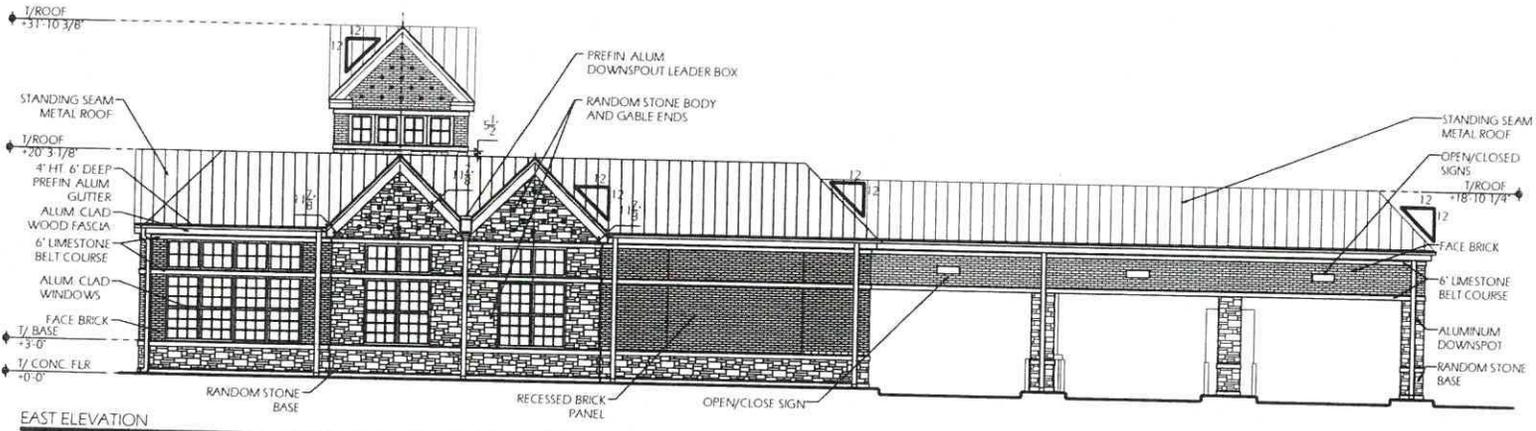
GRUND & RIESTERER ARCHITECTS, LLC PROJECT 42135-00

PROPOSED BANKING FACILITY HAWTHORN WOODS COMMUNITY BANK

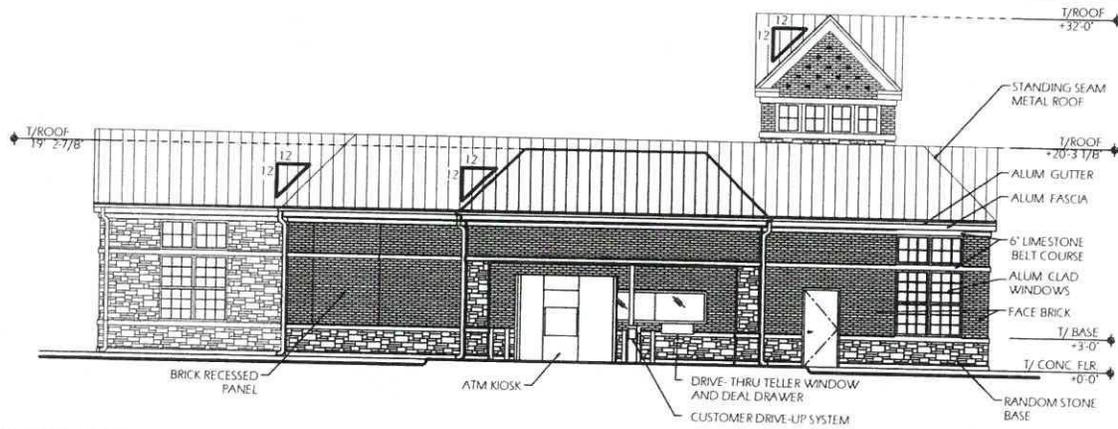
3D VISUALIZATION

SCALE: NOT TO SCALE

26 JULY 2022



EAST ELEVATION



NORTH ELEVATION

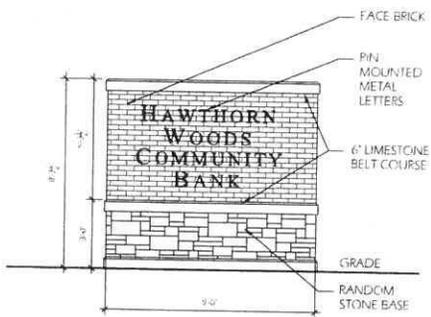


BRICK BARN INSPIRATION

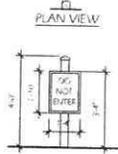
HAWTHORN WOODS COMMUNITY BANK  
 Grund & Riesterer Architects, Inc. Proj #2135.00

PROPOSED EXTERIOR ELEVATIONS

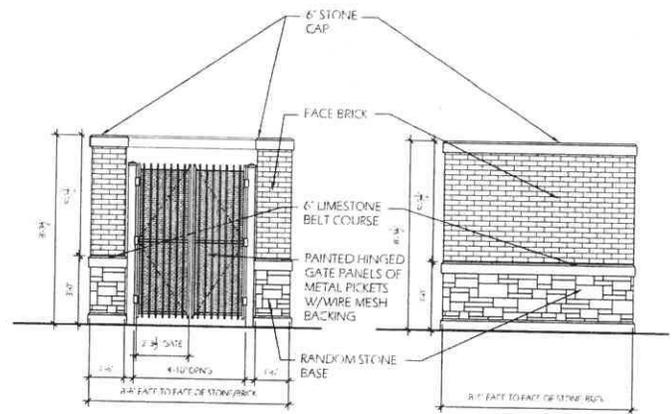
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 19 SEPTEMBER 2022



SOUTH ELEVATION OF INTERIOR LOT SIGN  
(NORTH SIDE SIMILAR)

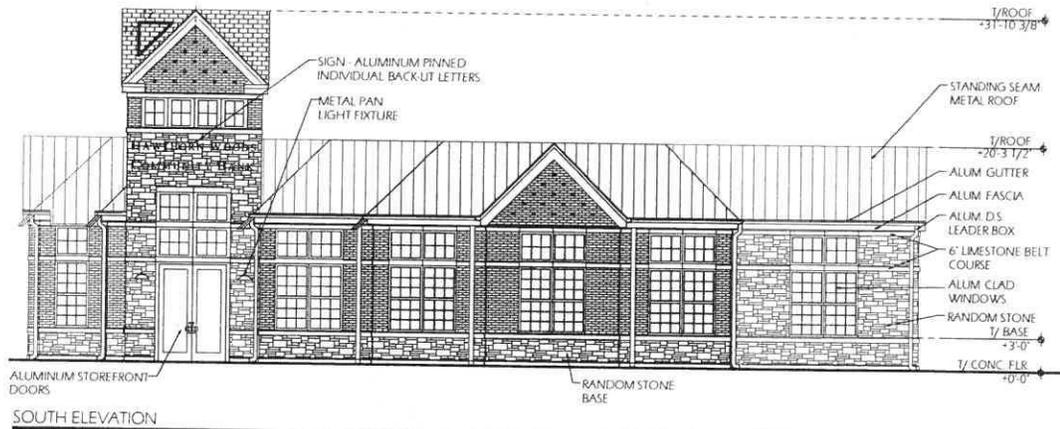


DO NOT ENTER SIGN

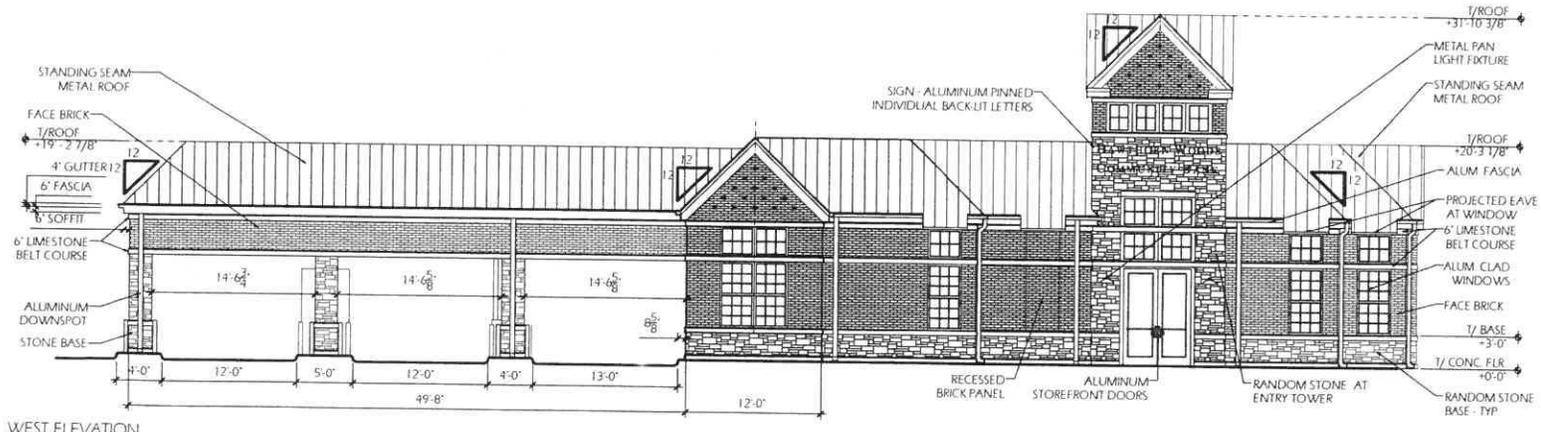


REFUSE - ACCESS DOORS

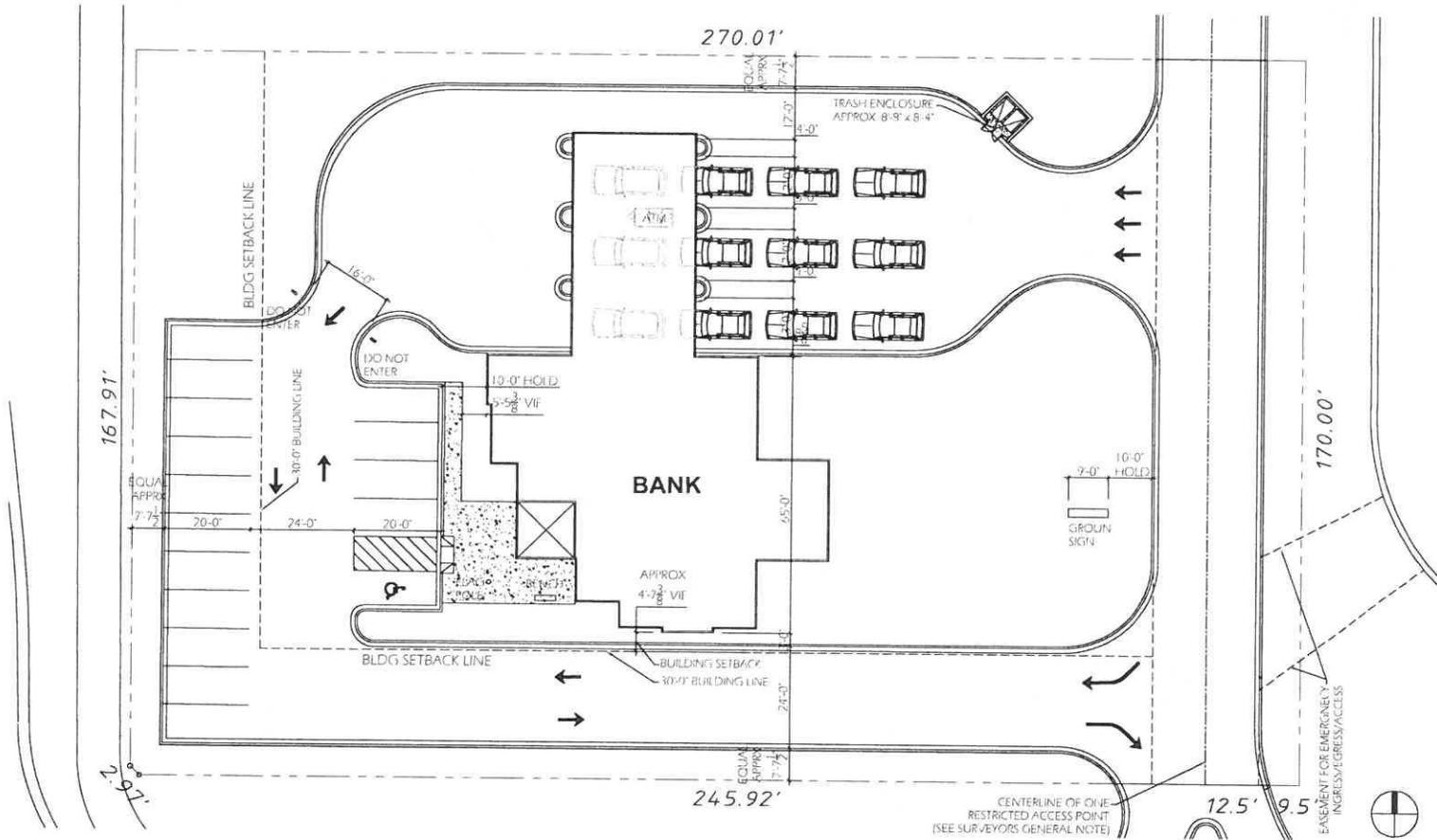
REFUSE - SIDE VIEW



SOUTH ELEVATION



WEST ELEVATION





GENERAL NOTES

- 1. PRIOR TO THE COMMENCEMENT OF ANY WORK...
2. PRIOR TO DISTURBING ANY UTILITIES OR PUBLIC IMPROVEMENTS...
3. ALL ROADWAY AND STORM SEWER CONSTRUCTION...
4. ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION...
5. ALL UTILITIES AND WORK IN THE PUBLIC RIGHT OF WAY...
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY...
8. A TOPOGRAPHIC SURVEY HAS BEEN PERFORMED...
9. LAYOUT OF UTILITIES AND IMPROVEMENTS...
10. PAYMENT SCHEDULE AND CLAIMS...
11. THE CONTRACTOR SHALL NOTIFY AS NECESSARY...
12. BEFORE ACCEPTANCE BY THE OWNER...
13. EXCESS MATERIAL SHALL BE COMPLETELY REMOVED...
14. EXCESS MATERIAL SHALL BE COMPLETELY REMOVED...
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL SITE CLEANUP...
16. THE UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS...
17. OWNER SHALL BE RESPONSIBLE TO OBTAIN OR OBTAIN ANY REQUIRED EASEMENTS...
18. NO PUMP SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED...
19. OWNER SHALL BE RESPONSIBLE TO OBTAIN OR OBTAIN ANY REQUIRED EASEMENTS...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

UNDERGROUND EXCAVATIONS

- 1. SLOPE SIDES OF EXCAVATIONS AS REQUIRED BY GOVERNOR CODES...
2. GRADE ADJACENT SURFACES...
3. BEFORE ACCEPTANCE BY THE OWNER...
4. WORK CONTRACTS TO EXISTING STRUCTURES...
5. UNDERGROUND WORK SHALL INCLUDE TRENCHING...
6. COURSE AGGREGATE BACKFILL...
7. THE CONTRACTOR SHALL INSTALL A FLYING POST...
8. THE CONTRACTOR SHALL VERIFY THE SET AND INVERT ELEVATIONS...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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EARTHWORK

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN FROM THE OWNER...
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THEIR OWN MATERIAL QUANTITIES...
3. ELEVATIONS SHOWN ON THE PLANS ARE TO FINISHED SURFACE...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE...
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING APPROPRIATE SOIL...
6. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE SUPERVISION...
7. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS...
8. EXCESS MATERIAL NOT SUITABLE FOR FILL OR SPREADING...
9. VEGETATION SHALL BE REMOVED PRIOR TO THE STRIPPING...
10. CONSTRUCTION OF STRUCTURAL FILL SHALL BE AT LEAST 8" UNDOUBTED PROCTOR...
11. THE CONTRACTOR SHALL PROVIDE A FULL LOADED...
12. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING THE PROOF ROLLING...
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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PAVING NOTES

- 1. PAVING INCLUDES FINAL SUBGRADE SHAPING...
2. PAVEMENT SURFACE AND SUBGRADE COURSE SHALL BE COMPACTED...
3. THE SUBGRADE FOR PAVED AREAS SHALL BE FINISHED TO WITHIN...
4. FOLLOWING THE GRADING OF THE AGGREGATE BASE MATERIAL...
5. FINISH SURFACE SHALL BE FINISHED TO WITHIN...
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SANITARY AND STORM SEWERS

- 1. SANITARY SEWER PIPE SHALL BE 8" DIA. PVC WITH PUSH-ON FITTINGS...
2. SANITARY SEWER PIPE SHALL BE 8" DIA. PVC WITH PUSH-ON FITTINGS...
3. SANITARY SEWER PIPE SHALL BE 8" DIA. PVC WITH PUSH-ON FITTINGS...
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20. SANITARY SEWER PIPE SHALL BE 8" DIA. PVC WITH PUSH-ON FITTINGS...

WATER MAIN NOTES

- 1. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED AT A DEPTH...
2. WATER MAINS OR SERVICES 7" OR LARGER SHALL BE CONSTRUCTED...
3. ALL FITTINGS FOR USE WITH DUCTILE IRON PIPE SHALL BE CAST IRON...
4. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED...
5. WATER SERVICES 7" OR LARGER SHALL BE MECHANICAL JOINT...
6. ALL VALVES OR WATERMANS 7" AND LARGER SHALL BE MECHANICAL JOINT...
7. MAIN VALVE SHALL BE PRECAST CONCRETE STRUCTURE...
8. CORPORATION STOPS SHALL BE BRONZE BODY...
9. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH THE WATER MAIN...
10. SERVICE SOIL PROTECTION...
11. ALL WATERMANS SHALL BE PRESSURE TESTED...
12. HORIZONTAL SEPARATION WATERMANS SHALL BE LAID TO MAINTAIN...
13. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 18 FEET...
14. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED...
15. VERTICAL SEPARATION WATERMANS SHALL BE LAID TO MAINTAIN...
16. THE WATERMAIN SHALL BE AT LEAST 18" ABOVE THE CROWN...
17. THE WATERMAIN SHALL BE AT LEAST 18" ABOVE THE CROWN...
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19. THE WATERMAIN SHALL BE AT LEAST 18" ABOVE THE CROWN...
20. THE WATERMAIN SHALL BE AT LEAST 18" ABOVE THE CROWN...

Table with columns for DATE, TIME, and other project details. Includes project name: HAWTHORN WOODS COMMUNITY BANK and address: 107 ROMAN LANE, HAWTHORN WOODS, IL. Includes a table with columns for APPROVALS and DATE, listing roles like CIVIL ENGINEER, SURVEYOR, etc.

VERTICAL SCALE: 1" = 10' HORIZONTAL SCALE: 1" = 20' DATE: 04/23/2018 TIME: 10:11 AM

HAWTHORN WOODS COMMUNITY BANK
107 ROMAN LANE, HAWTHORN WOODS, IL
GENERAL NOTES AND SPECIFICATIONS
DATE: 04/23/2018 TIME: 10:11 AM



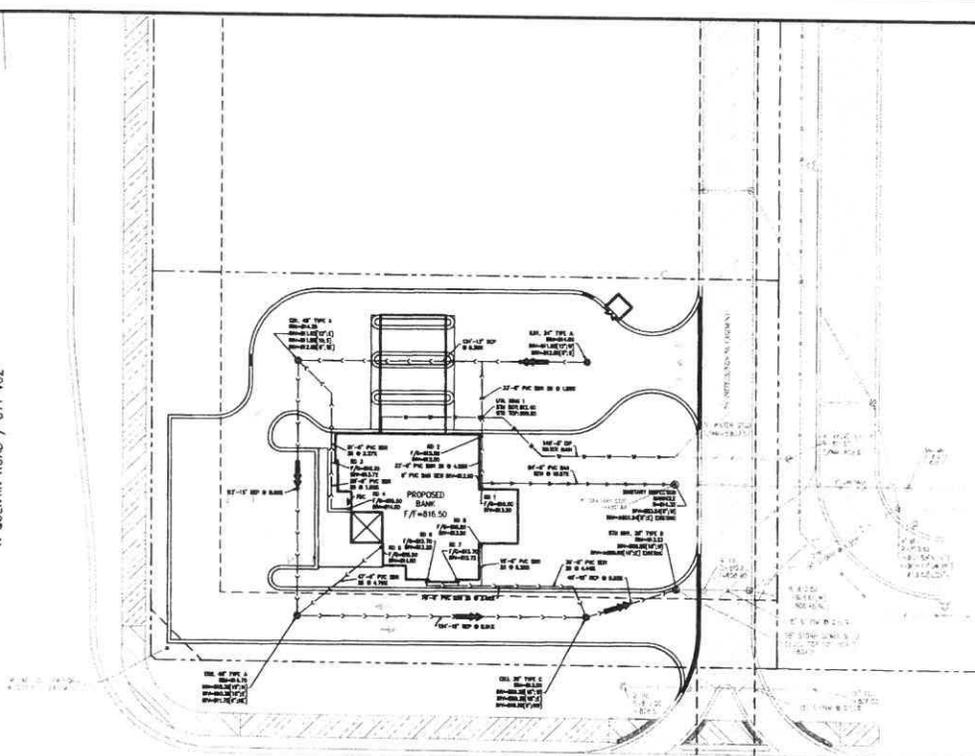




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N QUENTIN ROAD / CTY 162

LAKE ZURICH ROAD / ILLINOIS ROUTE 22



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF EACH EXISTING UTILITY AS PROPOSED. CONTACT THE ENGINEER FOR ANY DISCREPANCY AND A CORRECTED PLAN. CONTACT THE ENGINEER BEFORE REMEDIATING INSTALLATION OF ANY UTILITY.
  2. ALL STORM SEWER CALLED OUT AS R/S SHALL BE GRADED IN R/S WITH 0-1% SLOPE. ALL STORM SEWER CALLED OUT AS P/S SHALL BE SLOPE WITH 1% SLOPE. ALL STORM SEWER SHALL BE 12\"/>

- LEGEND**
- PROPOSED 12\"/>

SEE DETAIL INFORMATION FOR ROOF DRAIN CONNECTIONS TO STORM SEWER. CHECK FOR ANY CHANGES AND UPDATE ALIGNMENT AS NEEDED FOR CONTRACTIBILITY.



NO.	DATE	DESCRIPTION
1	10/20/03	ISSUED FOR PERMIT
2	11/12/03	ISSUED FOR PERMIT
3	11/12/03	ISSUED FOR PERMIT
4	11/12/03	ISSUED FOR PERMIT

107 ROMAN LAKE - HAWTHORN WOODS, IL  
 UTILITY PLAN  
 C6.0 2

N QUENTIN ROAD / CTY 162

LAKE ZURICH ROAD / ILLINOIS ROUTE 22

**SOIL PROTECTION CHART**

	ANN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING												
SEEDING												
TEMPORARY SEEDING												
BUILDING												

**NOTES**

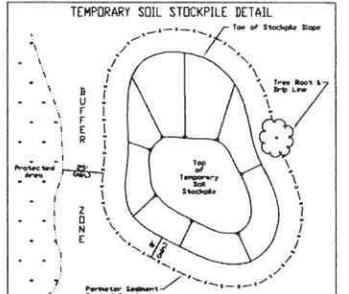
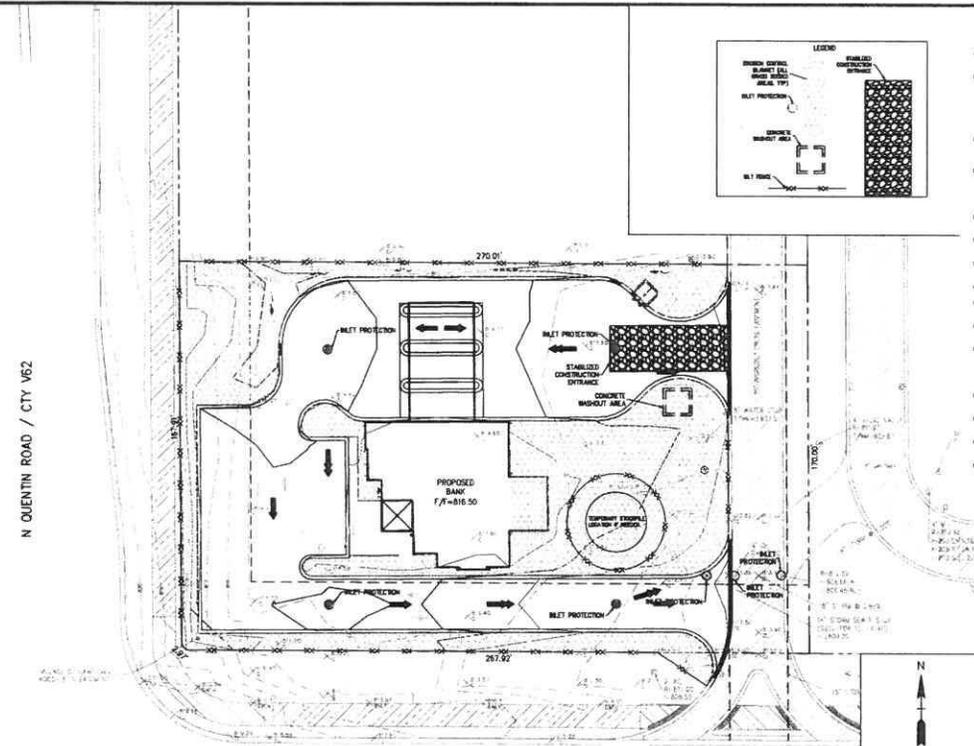
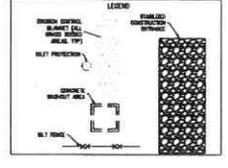
PERMANENT VEGETATION SHALL BE PLANTED ACCORDING TO THE APPROVED LANDSCAPE PLAN AND SHALL FOLLOW ILLINOIS URBAN MANUAL PRACTICE STANDARDS FOR PERMANENT SEEDING AND SO. FOR SEEDING BY A BROADCASTER.  
 TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARDS. THIS PRACTICE APPLIES TO ALL CLEARED, UNVEGETATED OR SPARSELY VEGETATED SOIL SURFACES WHERE VEGETATIVE COVER IS NEEDED FOR LESS THAN 1 YEAR.  
 A. WHERE THE PH OF THE SOIL IS BELOW 5.5, APPLY ONE AND ONE HALF TO TWO TONS PER ACRE OF FINELY GRAINED AGRICULTURAL LIMESTONE. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, LIMESTONE WILL NOT BE REQUIRED.

- APPLY 300 POUNDS PER ACRE OF 16-16-16 FERTILIZER OR EQUIVALENT. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3-6 INCHES OF SOIL. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, FERTILIZER WILL NOT BE REQUIRED.
- PREPARE A TOPSOIL BEDDED OF LOOSE SOIL TO A DEPTH OF 3 TO 6 INCHES. IF RECENT TILLAGE OR GRADING OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL TILLAGE OR REWORKING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLOUSE. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOK FOR IT EARLY PRIOR TO SEEDING BY BROADCASTING, HANDING, HANDING, OR OTHER SUITABLE METHOD. GROUND OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTIGUOUS SOIL BEHIND SEEDING.
- SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, SMALL CULTIVATOR SEEDER OR HYDROSEEDER. SMALL GRASS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES SHALL BE PLANTED NO MORE THAN ONE HALF INCH DEEP.
- COVER BROADCAST SEEDING BY CULTIPACKING, DRAGGING, HAYRACK, OR BAGGING.
- DATE SHALL BE APPLIED AT 18 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO JULY 1.
- GENERAL RYE SHALL BE APPLIED AT 18 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
- WHEAT SHALL BE APPLIED AT 18 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.

- PERMANENT RYE GRASS SHALL BE APPLIED AT 25 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
- TEMPORARY RYEGRASS ARE TO BE APPLIED TO:
  - AREAS THAT HAVE SOON NEEDED TO PROTECT A TEMPORARY OR PERMANENT SEEDING.
  - AREAS THAT CANNOT BE SEEDING BECAUSE OF THE SEASON OF THE YEAR AND NEED FOR SOIL SURFACE PROTECTION.
  - FOR MUD AND DIRT CONTROL.
  - EROSION PROTECTION DURING PERIODS WHEN CONSTRUCTION OR SEEDING CANNOT BE DONE AND SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARDS 511.

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION  
 SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES**

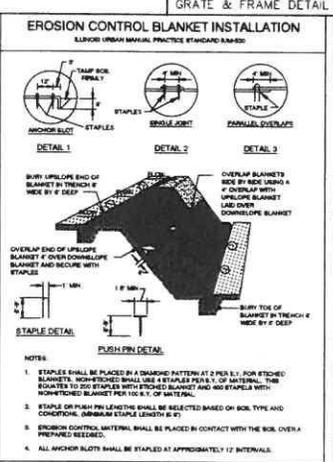
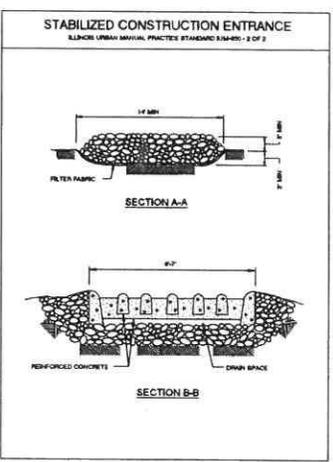
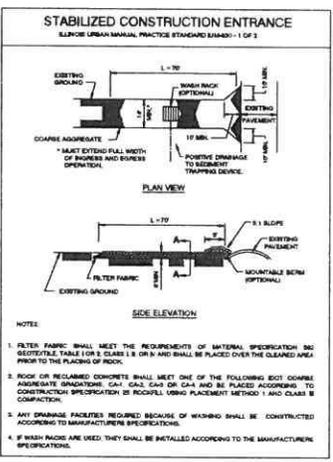
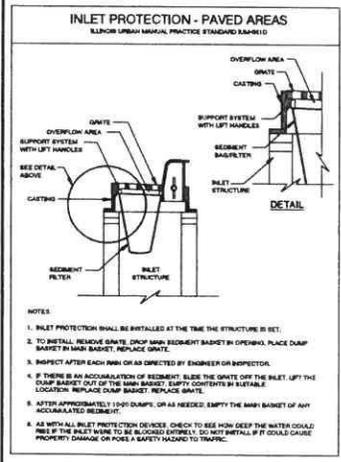
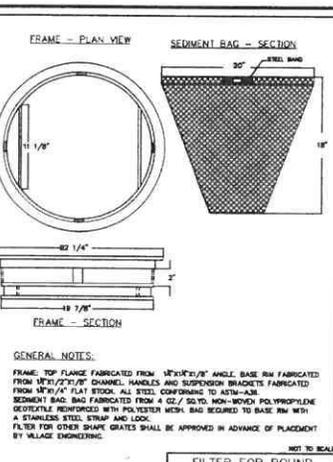
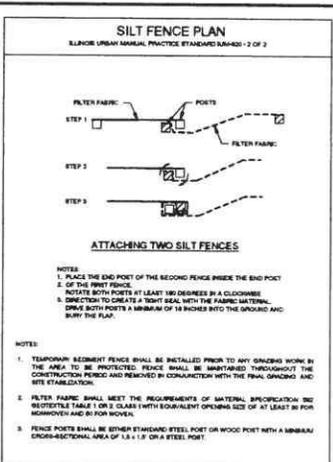
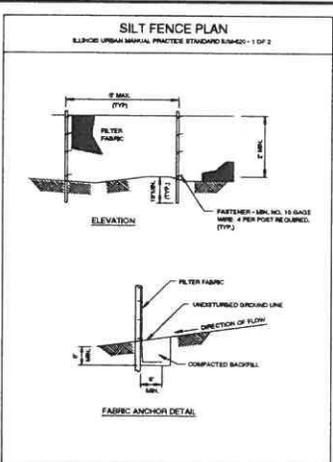
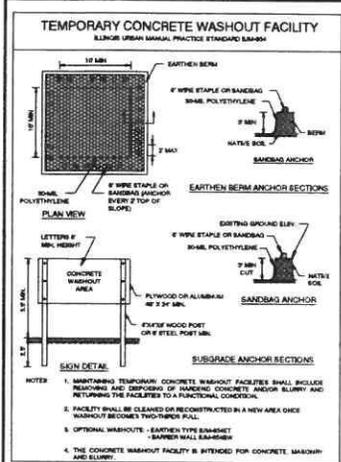
- SEEDING CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPWARD AREAS.
- FOR THESE DEVELOPMENTS THAT REQUIRE A SEPARATE EROSION CONTROL INSPECTOR (ECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:
  - UPON COMPLETION OF SEDIMENT AND EROSION CONTROL MEASURES (INCLUDING PERIMETER CONTROL AND DITCHING) PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR BUILDING.
  - AFTER EVERY SPRAIN OF CALIBER DRAIN OR STORM EVENT WITH EXCESS THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. STEPPING CLEANING, BRUSHING OR LANDSCAPING ARE TO BE DONE IN PHASES. THE PERMITTED SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF GRADED STONE MEETING SPECIFICATIONS OR A UNIFORM WITH FILTER FABRIC AREA ACCORDING WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROVED MEASURES, AS APPROVED BY THE ENFORCEMENT OFFICE, SHALL BE INSTALLED AT ANY POINT WHERE EARTH WILL BE EXPOSED OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL READING AN MINIMUM THREE INCHES OF FINI. FULLY OR PARTIAL AREA SHALL BE REMOVED BY SCOURING OR STREET CLEANING OR EQUIVALENT MEANS AND TRANSFERRED TO A CONTROLLED SEDIMENT STORAGE AREA.
- TEMPORARY EROSION CONTROL SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT EROSION FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR POND.
- SEDIMENT AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OF NEIGHBORHOODS.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR SLOPES AND SHOULD BE SLOTTED.
- SLOTTED STOCKPILES SHALL BE STABILIZED WITH APPROPRIATE MEASURES APPROVED BY THE ENFORCEMENT OFFICE.
- APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED ON ALL INTERSECTIONS OF EROSION CONTROL SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- EROSION CONTROL MEASURES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE EROSION CONTROL MEASURE.
- EROSION CONTROL MEASURES INCLUDING PROTECTIVE AND DRAINAGE LOCATIONS SHALL BE PROTECTED FROM HIGHWAY AND VEGETATION. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD ON ALL SLOPES AND MEASURES AS APPROVED BY THE ENFORCEMENT OFFICE. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE ENFORCEMENT OFFICE, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF EROSION CONTROL MEASURES.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES (SILT BARRIERS, SLOTTED STOCKPILES, ETC.) AS NECESSARY TO PREVENT EROSION AND SEDIMENT MEASURES SUCH AS SLOTTED STOCKPILES OR FILTER FABRIC MAY BE REQUIRED BY THE ENFORCEMENT OFFICE.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE FULLY RESPONSIBLE FOR MAINTENANCE AND REPAIRS.
- ALL PERMANENT SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 90 DAYS AFTER FINAL SITE COMPLETION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INSTALLED ON THIS PLAN ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DETERMINED BY THE ENFORCEMENT OFFICE AT THE OFFICE OF THE ENFORCEMENT OFFICE.



**NOTES:**

- Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
- Soil stockpiles to be stabilized in accordance with practical standards.
- Soil stockpiles should be stabilized with concrete drainage ditches, vegetative measures, or other erosion control measures.
- Provisions for sediment control structures may be required during final phase of construction for stormwater runoff.
- Installation of berms, terraces, or slope interceptors should be considered.
- Avoid building soil stockpiles on impervious surfaces.
- Unless indicated, trees surrounding the stockpile base may be used to control sediment.

DATE	1/15/25
SCALE	AS SHOWN
PROJECT	HAWTHORN WOODS COMMUNITY BANK
CLIENT	107 ROMAN LANE, HAWTHORN WOODS, IL
DESIGNER	EROSION CONTROL PLAN
DATE	1/15/25
SCALE	1" = 20'
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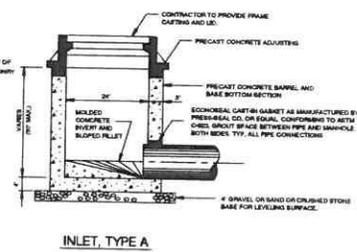
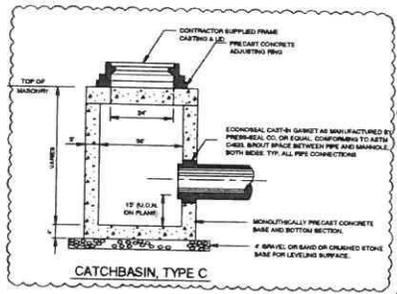


NO.	DATE	BY	CHKD.	APP.
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2	5/12/02			
3	5/12/02			
4	5/12/02			
5	5/12/02			

SMITH, LABALLEE  
107 FORK LANE, HAWTHORN WOODS, IL  
SWPPP DETAILS

HAWTHORN WOODS COMMUNITY BANK  
107 FORK LANE, HAWTHORN WOODS, IL  
SWPPP DETAILS

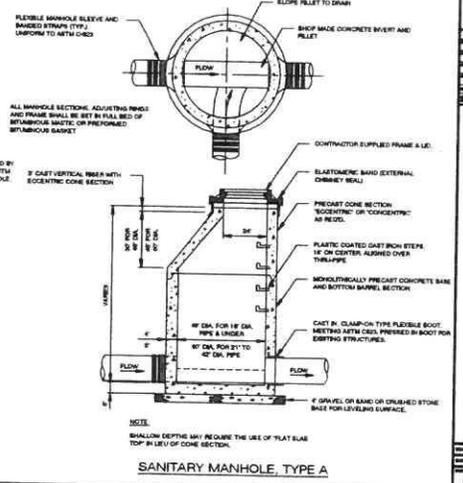
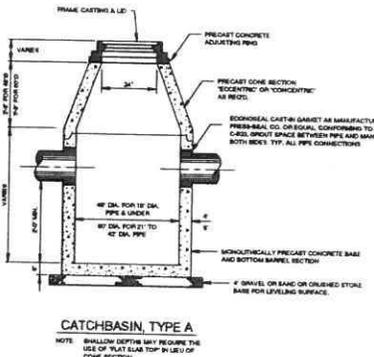
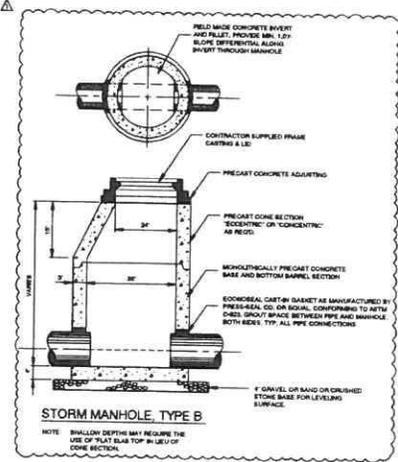
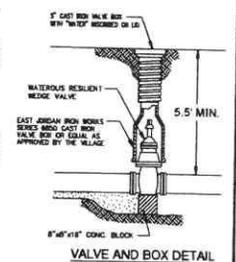
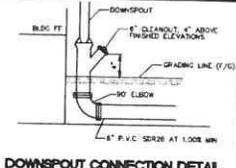
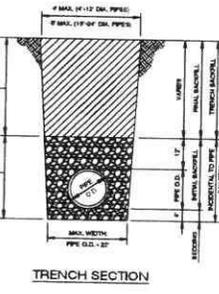
NO. NONE  
REV. 5 OF 10  
C7.1 2



**TRENCH SECTION**

FINAL BACKFILL: GAS COMPACTED GRANULAR FILL WITH FOUNDATION PLACEMENT, REINFORCING, OR UTILITY CONDUIT LOCATIONS. EARTH FILL AS PRESCRIBED FOR NONPAVED LOCATIONS.

**SEDIMENT AND METAL SACKS:** S.D.P. - C&A-11, C&A-13 P.A.C. - C&A-11, C&A-13 R.C.P. - C&A-11, C&A-13



NO.	DATE	BY	CHKD.	APP'D.
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4	5/2/75			

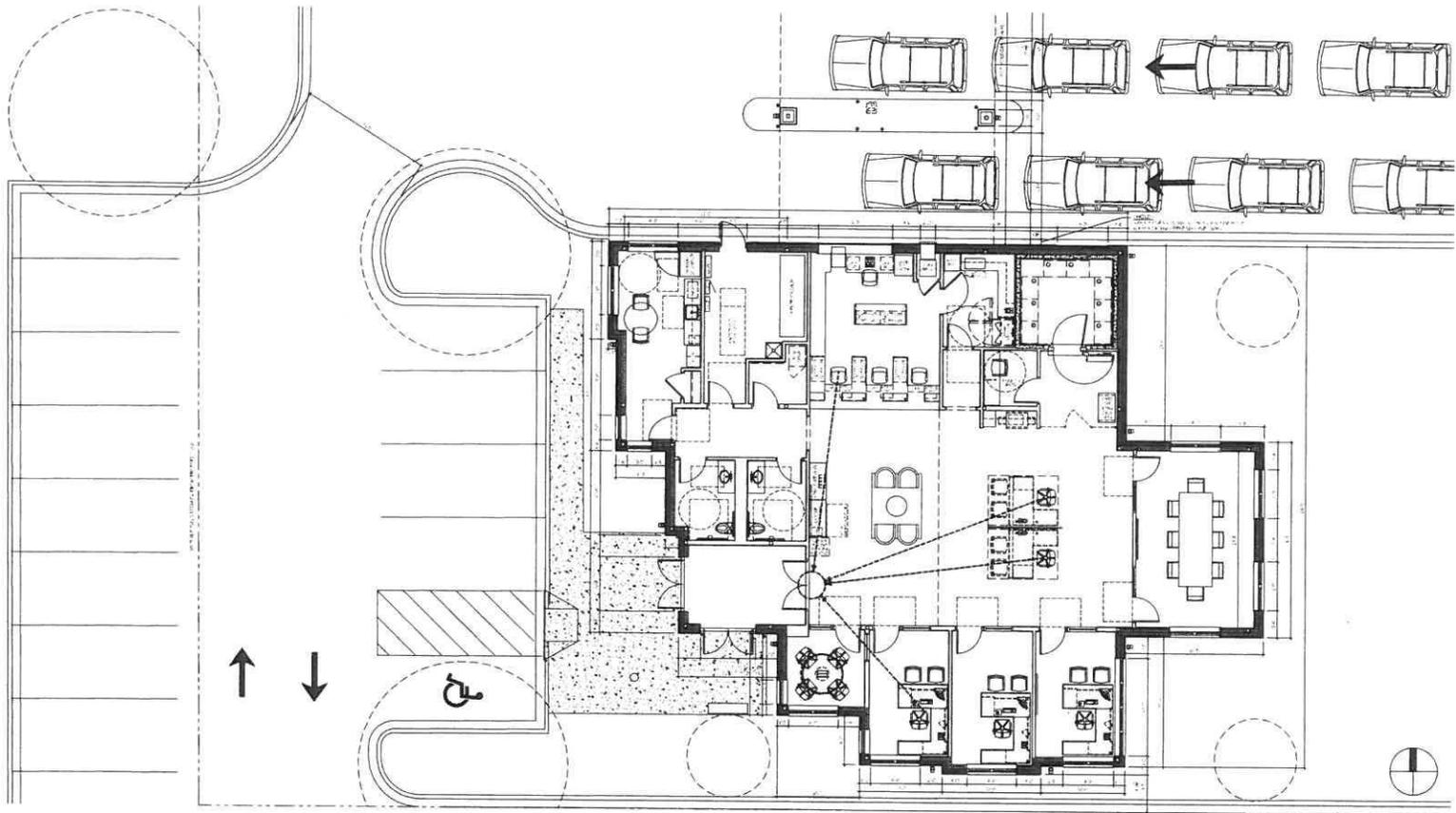
APPROVALS	DATE
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CM	5/2/75
PE	5/2/75
LM	5/2/75

NO.	DATE	BY	CHKD.	APP'D.
1	5/2/75			
2	5/2/75			

HAWTHORN WOODS COMMUNITY BANK  
 107 TOMMAN LANE, HAWTHORN WOODS, IL  
 CONSTRUCTION DETAILS





HAWTHORN WOODS COMMUNITY BANK - LOT 42 - ROUTE 22 and QUENTIN ROAD - HAWTHORN WOODS  
 Grund & Riesterer Architects, Inc. PREPARED BY: JWG

PROPOSED FLOOR PLAN - SCHEME C1 (Furniture #1)

Scale: 3/32" = 1'-0"  
 12 MAY 2022

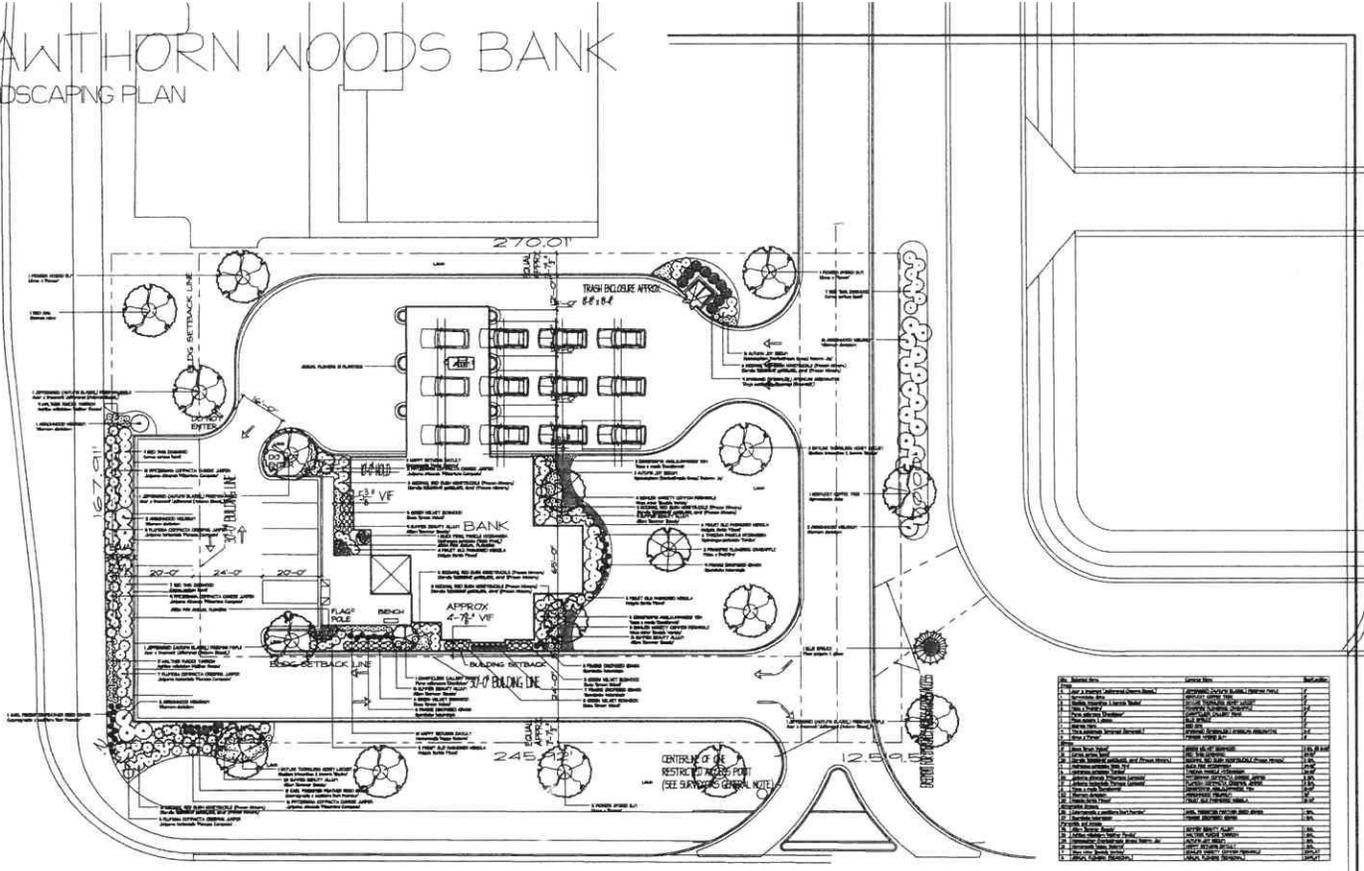


# HAWTHORN WOODS BANK

## LANDSCAPING PLAN

QUENTIN ROAD

ILLINOIS ROUTE 22



Material No.	Material Name	Quantity
1	1" x 4" x 8" Concrete Blocks	1000
2	2" x 4" x 8" Concrete Blocks	1000
3	4" x 8" x 16" Concrete Blocks	1000
4	6" x 8" x 16" Concrete Blocks	1000
5	8" x 8" x 16" Concrete Blocks	1000
6	10" x 8" x 16" Concrete Blocks	1000
7	12" x 8" x 16" Concrete Blocks	1000
8	14" x 8" x 16" Concrete Blocks	1000
9	16" x 8" x 16" Concrete Blocks	1000
10	18" x 8" x 16" Concrete Blocks	1000
11	20" x 8" x 16" Concrete Blocks	1000
12	22" x 8" x 16" Concrete Blocks	1000
13	24" x 8" x 16" Concrete Blocks	1000
14	26" x 8" x 16" Concrete Blocks	1000
15	28" x 8" x 16" Concrete Blocks	1000
16	30" x 8" x 16" Concrete Blocks	1000
17	32" x 8" x 16" Concrete Blocks	1000
18	34" x 8" x 16" Concrete Blocks	1000
19	36" x 8" x 16" Concrete Blocks	1000
20	38" x 8" x 16" Concrete Blocks	1000
21	40" x 8" x 16" Concrete Blocks	1000
22	42" x 8" x 16" Concrete Blocks	1000
23	44" x 8" x 16" Concrete Blocks	1000
24	46" x 8" x 16" Concrete Blocks	1000
25	48" x 8" x 16" Concrete Blocks	1000
26	50" x 8" x 16" Concrete Blocks	1000
27	52" x 8" x 16" Concrete Blocks	1000
28	54" x 8" x 16" Concrete Blocks	1000
29	56" x 8" x 16" Concrete Blocks	1000
30	58" x 8" x 16" Concrete Blocks	1000
31	60" x 8" x 16" Concrete Blocks	1000
32	62" x 8" x 16" Concrete Blocks	1000
33	64" x 8" x 16" Concrete Blocks	1000
34	66" x 8" x 16" Concrete Blocks	1000
35	68" x 8" x 16" Concrete Blocks	1000
36	70" x 8" x 16" Concrete Blocks	1000
37	72" x 8" x 16" Concrete Blocks	1000
38	74" x 8" x 16" Concrete Blocks	1000
39	76" x 8" x 16" Concrete Blocks	1000
40	78" x 8" x 16" Concrete Blocks	1000
41	80" x 8" x 16" Concrete Blocks	1000
42	82" x 8" x 16" Concrete Blocks	1000
43	84" x 8" x 16" Concrete Blocks	1000
44	86" x 8" x 16" Concrete Blocks	1000
45	88" x 8" x 16" Concrete Blocks	1000
46	90" x 8" x 16" Concrete Blocks	1000
47	92" x 8" x 16" Concrete Blocks	1000
48	94" x 8" x 16" Concrete Blocks	1000
49	96" x 8" x 16" Concrete Blocks	1000
50	98" x 8" x 16" Concrete Blocks	1000
51	100" x 8" x 16" Concrete Blocks	1000

SCALE: A/E-07  
 DATE: 5-6-22, 7-28-22  
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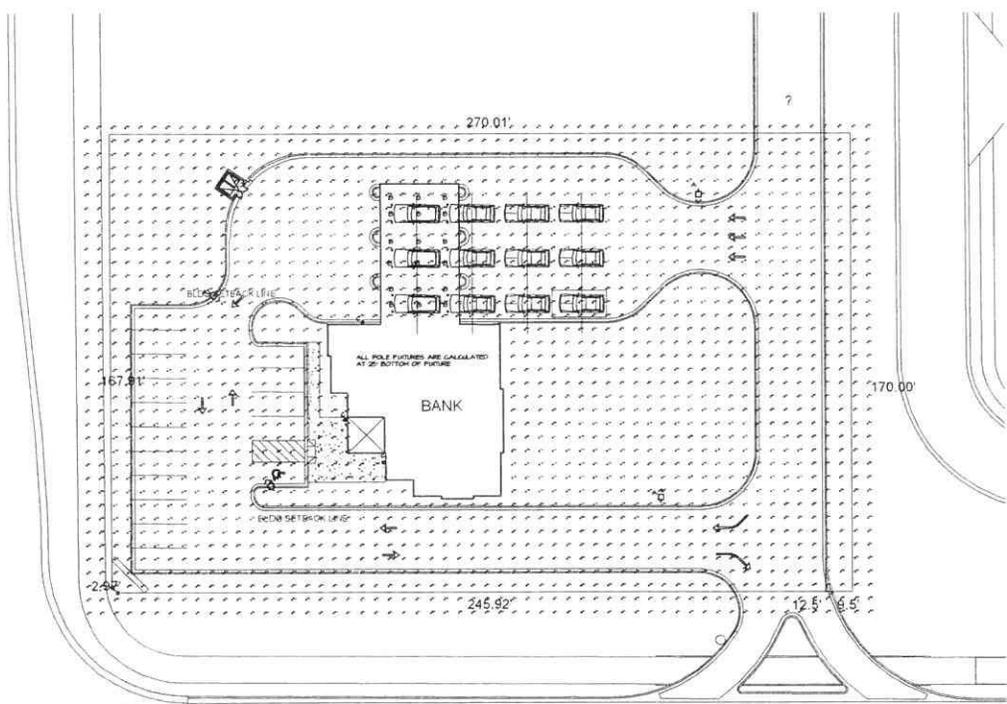


NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	08/20/22	ISSUED FOR PERMITS	MMW	MMW	MMW
2	08/20/22	REVISED PER COMMENTS	MMW	MMW	MMW
3	08/20/22	REVISED PER COMMENTS	MMW	MMW	MMW
4	08/20/22	REVISED PER COMMENTS	MMW	MMW	MMW
5	08/20/22	REVISED PER COMMENTS	MMW	MMW	MMW
6	08/20/22	REVISED PER COMMENTS	MMW	MMW	MMW

**CALCULATION NOTES:**

- CALCULATION IS BASED UPON VOLUME OF HANDBOOK OUTDOOR LIGHTING REQUIREMENTS.
- MORE THAN 40 FEET SPACES ALLOW 2 (2) LUMENS PER SQUARE FOOT OF WAREHOUSE, WAREHOUSE FOR PROJECT IS 20,000 SQ FT. 20,000 X 2.5=50,000 LUMENS ALLOWED. SEE CALL BELOW.
- A. FUTURE BANK # 44 ALUMI  
B. FUTURE BANK # 44 ALUMI  
C. FUTURE BANK # 44 ALUMI  
TOTAL OF 120,000 LUMENS

ENTIRE DRAWING HAS BEEN REVISED



**GENERAL NOTES/MATERIAL NOTES**

ARCHITECT  
GRIFFIN & MESTER ARCHITECTS, INC.  
2714 W. WADSWORTH DRIVE, SUITE 2419  
CHICAGO, IL 60640  
TEL: 312.372.5557 FAX: 312.372.5567

OWNER  
MINI-FLEX BANK  
6300 ROUTE 22 AND QUINCY ROAD  
MAMMOTH SPRING, IL 61801

DESIGNER  
TONGUE & DEER ENGINEERS, P.C.  
1117 W. BROADWAY, S.E.  
HOFFMAN, ILLINOIS 60142  
TEL: 312.293.6937

PROJECT TITLE  
MAMMOTH SPRING  
COMMUNITY BANK  
6300 ROUTE 22 & QUINCY ROAD  
MAMMOTH SPRING, ILLINOIS 61801

OWNER PROJECT NO: 218300

**G R I F F I N & M E S T E R A R C H I T E C T S , I N C .**

EP100  
PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"  
DATE: 08/20/22

EP100 PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"  
DATE: 08/20/22

**EXHIBIT "C"**



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

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**FINDINGS OF FACT**

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**Public Hearing Date:**  
**July 26, 2022**

**Barrington Bank & Trust Co., N.A. – Request of Special Use for a financial institution with a drive-thru facility.**

*Based upon the evidence presented to the Planning, Building, and Zoning (PB&Z) Commission at the public hearing, the PB&Z Commission makes the following findings of fact with respect to the requested special use permit in connection therewith.*

**9-14-4.B**

- 1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

**Finding:** The PB&Z Commission find that the location of the bank will provide an entry feature to the Village and will enhance the overall enhancement of the community.

- 2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvement in the vicinity.**

**Finding:** The PB&Z Commission finds that the building additional will not be detrimental to the health, safety, morals or general welfare of the surrounding properties. The property is currently zoned for commercial use and should not be injurious to the surrounding properties.

- 3. That the proposed use will comply with the regulations and conditions specified in this Title for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

**Finding:** The PB&Z Commission finds that the special use will comply with the regulations set forth in this Title.

All of the above Findings of Fact are subject to the conditions of approval made by the PB&Z Commission on July 26, 2022.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Merkel", with the date "8/8/22" written to its right.

Jim Merkel, Chairperson

CMH