



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, OCTOBER 8, 2024
6:30 PM**

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, Ms. Massel, Mr. Preble, and Mr. Glickman. Absent: Mr. Blackshaw and Ms. Nortillo.

Also present: Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, and Village Attorney Patrick Brankin.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the July 23, 2024 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the Minutes of the July 23, 2024 Planning, Building and Zoning Commission Meeting.

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing - Special Use Planned Development Amendment – Consideration of an application by PAWS Chicago, as applicant for an amendment to the special use planned development for a kennel use, including an adoption center, and a veterinary clinic, boarding animal variety veterinary clinic, located at 55 Pine Grove Boulevard

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

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried, and the public hearing opened at 6:34 p.m.

Mr. Merkel indicated no testimony would be given tonight, and the public hearing will be continued to Tuesday, October 22, 2024 at 6:30 p.m. in the Barn.

Motion by Massel, second by Glickman to continue the public hearing to Tuesday, October 22, 2024 at 6:30 p.m. in the Barn.

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried.

B. Public Hearing

- a. Special Use Planned Development – Consideration of an application by TEF Hawthorn Woods LLC, as applicant for entitlements related to the property located at the northeast corner of Midlothian Road and Old McHenry Road. Applicant seeks approval of a Special Use Planned Unit Development for a commercial development
- b. Final Plat - Consideration of an application by TEF Hawthorn Woods LLC, as applicant for entitlements related to the property located at the northeast corner of Midlothian Road and Old McHenry Road. Applicant seeks approval of a Final Plat of Subdivision for a commercial development.

Motion by Glickman, second by Tisci to open the public hearing.

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried, and the public hearing opened at 6:38 p.m.

Mr. Heinen provided staff comments on the application, which includes 9 lots on approximately 23 acres of land for retail purposes. At this time, the applicant is

looking for zoning entitlements with site specifics coming before the Commission at a later time.

Mr. Brankin swore in all those wishing to testify during the public hearing.

Mr. Jonathan Berger, property owner, outlined the challenges this parcel has faced over the years. He noted the Village has asked that this property be developed as retail. He is under contract to purchase lot 9. Mr. Berger also commented on the pending OMX project, which will widen and change the grade on Old McHenry Road, providing further challenges.

Mr. Berger spoke of the different retail uses he is requesting as a part of the special use planned development. He is looking to secure the planning and zoning approvals at this time to market the property to potential end users. The end users will come before the Commission for certificates of approval at a later date.

The floor was opened up to the Commissioners for questioning.

Mr. Berger indicated there will not be diesel trucks nor a truck stop at this location. He identified the potential lots that could be used for a grocery store based upon the size of the store.

Mr. Heinen noted the OMX project is moving into phase 2, and that it is anticipated the project will be completed in 5-7 years.

Mr. Ben Schuster, attorney representing the applicant, noted that with the OMX project, now is the time to move forward with the development of this land.

Mr. Berger addressed the concerns about the loss of greenspace.

Mr. Merkel asked about repair and oil change shops at this location. Mr. Berger indicated these types of uses would not be permitted.

Mr. Berger also indicated there will be a full access at Midlothian and Landover, and that he has made application to IDOT for a stop light.

The location of the wetlands was discussed.

The floor was opened to questions and comments from the public.

Mr. Kevin Wilson, owner of 24570 N. Old McHenry Road (Lot 9), indicated his family has owned this parcel for over 30 years, and they have been approached numerous times by developers, and he believed this is the best opportunity for development.

Motion by Preble, second by Glickman to close the public hearing.

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried, and the public hearing closed at 7:08 p.m.

Motion by Tisci, second by Massel to recommend the approval of the special use planned development and final plat as written in the staff memo and agenda.

Roll call vote:

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried.

V. ADJOURNMENT

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

Voice vote.

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

Nays: None

Abstain: None

Absent: Blackshaw and Nortillo

Motion carried.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk