



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, IL 60047
TUESDAY, APRIL 22, 2025
6:30 PM**

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, Ms. Massel, Mr. Glickman, and Mr. Wifler. Absent: Mr. Tisci and Mr. Preble.

Also present: Trustee Liaison Tom Rychlik, Community Development Director Chris Heinen, Chief Administrative Officer/Village Clerk Donna Lobaito, and Village Attorney Nicholas Standiford.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

A. Approval of Minutes

Mr. Merkel noted that no minutes would be approved at this meeting.

IV. NEW BUSINESS

A. Plat of Subdivision – MI Homes – Consideration for a Final Plat of Re-Subdivision for Lots 590 thru 592 in Phase 1 and Lots 492 thru 495 and 522 thru 535 in Phase 2 of the Hawthorn Woods Country Club

Mr. Heinen reported that the recent amendment to the Special Use Planned Development in the Hawthorn Woods Country Club required re-platting as a part of the development.

Motion by Wifler, second by Massel to recommend the approval of a Plat of Subdivision – MI Homes – Consideration for a Final Plat of Re-Subdivision for Lots 590 thru 592 in Phase 1 and Lots 492 thru 495 and 522 thru 535 in Phase 2 of the Hawthorn Woods Country Club

Roll call vote:

Ayes: Merkel, Massel, Glickman, Wifler

Nays: None

Abstain: None
Absent: Tisci, Preble

- B. Public Hearing – Rezoning and Special Use – Consideration of an application by Carlos Almos, as applicants and/or owners of the property legally described below (“Subject Property”), as the case may be, for (i) an amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from the R-1 One-Family Residence District to AB Agricultural Business, (ii) a Special Use for a landscaping contracting business and equipment yard and for a nursery, tree or shrub, retail or nonretail, with greenhouse buildings.

Mr. Heinen reported that the subject property was recently annexed into Hawthorn Woods and zoned R-1 One-Family Residence. The applicant requested a rezoning to the AB Agricultural Business District and a Special Use for landscaping contracting business and equipment yard and for a nursery, tree or shrub, retail or nonretail, with greenhouse buildings.

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

Roll call vote:

Ayes: Merkel, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Tisci, Preble

Motion carried, and the public hearing opened at 6:36 p.m.

All those wishing to testify were sworn in under oath.

Jason Dolan, Dolan Engineering, 334 Colfax, Palatine, IL noted the applicant will work with staff and Lake County Division of Transportation on access to the property.

Storage of landscape stock was discussed. It was noted that the driveway will be gravel, and the apron will be paved.

Mr. Heinen noted the ordinance will contain language that the rezoning is subject to final engineering approval and an access permit issuance by LCDOT. The applicant indicated he understood the conditions.

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

Roll call vote.

Ayes: Merkel, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Tisci, Preble

Motion carried, and the public hearing closed at 6:41 p.m.

Discussion ensued, and the applicant indicated there would be no signage on his property.

Motion by Massel, second by Glickman to recommend approval of Rezoning and Special Use – Consideration of an application by Carlos Almos, as applicants and/or owners of the property legally described below (“Subject Property”), as the case may be, for (i) an amendment to the official zoning map of Hawthorn Woods, Illinois to change the zoning designation of the Subject Property from the R-1 One-Family Residence District to AB Agricultural Business, (ii) a Special Use for a landscaping contracting business and equipment yard and for a nursery, tree or shrub, retail or nonretail, with greenhouse buildings.

Roll call vote.

Ayes: Merkel, Massel, Glickman, Wifler

Nays: None

Abstain: None

Absent: Tisci, Preble

Motion carried

V. ADJOURNMENT

Motion by Wifler, second by Massel to adjourn the meeting

Voice vote.

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0

Motion carried.

The proceedings were adjourned at 6:43 p.m.

Respectfully submitted,



Donna Lobaito

Chief Administrative Officer/Village Clerk