



**THE VILLAGE OF HAWTHORN WOODS
VILLAGE BOARD MEETING
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 23, 2025**

5:00PM

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mayor DiMaggio called the meeting to order at 5:04 p.m. Roll call indicated the following members were present: Mayor DiMaggio; Trustee Kaiser, McCarthy, Rychlik, Bayer, Hurst and Laman. Absent: None.

Also present were Chief Operating Officer Pamela Newton, Chief Financial Officer Katreina Koprowski, Director of Public Safety/Interim Chief of Police John Malcolm, Public Works Director/Village Engineer Erika Frable, PE, Community Development Director Chris Heinen, Parks and Recreation Director Amy Mason, and Village Attorney Pat Brankin.

II. PLEDGE OF ALLEGIANCE

III. MAYOR'S REPORT

Mayor DiMaggio requested a motion to move the Consent Agenda and Items for Separate Action after the Mayor's Report.

Motion by Rychlik, second by Kaiser to move agenda items, Consent Agenda and Items for Separate Action after the Mayor's Report.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman

Nays: None

Abstain: None

Absent: None

Motion carried.

A. Mayor's Report -----Dominick DiMaggio, Mayor

1. Reappointment of Neil Koplitz to the Hawthorn Woods Police Pension Fund Board

Motion by Laman, second by Kaiser to reappoint Neil Koplitz to the Hawthorn Woods Pension Fund Board.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

2. Appointment of Teresa Nortillo to the Planning, Building and Zoning Commission

Motion by Rychlik, second by McCarthy to appoint Teresa Nortillo to the Planning, Building, and Zoning Commission.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

3. Presentation of Life-Saving Awards to Officer Mike Rossini and Officer Brian Cvitkovich

Mayor DiMaggio provided a summary of the life-saving measures performed by Officer Mike Rossini and Officer Brian Cvikovich who responded to a unresponsive resident and saved the resident's life by using their training.

4. Appointment of Danette Russell as Deputy Village Clerk

Motion by Hurst, second by Rychlik to appoint Danette Russell as the Deputy Village Clerk.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

VII. NEW BUSINESS

A. Consent Agenda

1. Approval of the July 21, 2025 Village Board Meeting Minutes

2. Approval of Bills List Dated September 2025
3. Approval of Paid List Dated September 2025
4. Approval of an Ordinance Amending the Village Code of the Village of Hawthorn Woods—Title 3, Chapter 2—Adding Section 3-2-4, Municipal Grocery Retailers’ Occupation Tax and a Municipal Grocery Service Occupation Tax
This ordinance was passed in January 2025 but the Illinois Department of Revenue sent a letter requesting the Village to replace “Section 2” with “Subsection A” in Section 3-2-4 B of the ordinance.
5. Approval of an Ordinance Permitting and Regulating the Use of Non-Registered Motor Driven Vehicles
This ordinance establishes regulations permitting the operation of non-registered motor-driven vehicles, including low-speed electric scooters, bicycles, and electric dirt bikes, within the Village of Hawthorn Woods. The measure provides guidelines for safe and appropriate use.
6. Approval of an Ordinance Authorizing the Execution of an Agreement with HX Home Solutions for the Village Hall/Police Department Siding Replacement
The cedar siding on the Village Hall/Police Department needs to be replaced. We recommend that the Village Board award the project to HX Home Solutions with a not to exceed amount of \$70,000.00.
7. Approval of an Ordinance Authorizing the Execution of an Agreement with Chadwick Contracting Company for the 2025 Pavement Patching Program
The Village performs annual pavement patching on Village streets and Chadwick Contracting Company is the responsive low bidder. They have performed work in the Village to the Village’s satisfaction with the last two annual patching programs.
8. Approval of an Ordinance Authorizing the Execution of an Agreement with Ancel Glink – Legal Services
9. Approval of the 2026 Polling Contract for the Hawthorn Woods Aquatic Center
10. Approval of a Resolution Proclaiming the Week of September 15 – 21, 2025 National See Tracks? Think Train Week

Items #5 and #8 were removed from the Consent Agenda

Motion by Rychlik, second by McCarthy to approve the Consent Agenda with the exception of items #5 and #8.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
 Nays: None
 Abstain: None
 Absent: None

Motion carried.

Amended motion by Laman, seconded by Kaiser to approve item #5, Approval of an Ordinance Permitting and Regulating the Use of Non-Registered Motor Driven Vehicles.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

Amended motion by Rychlik, seconded by Kaiser to approve item #8, Approval of an Ordinance Authorizing the Execution of an Agreement with Ancel Glink – Legal Services.

Roll call vote:

Ayes: Kaiser, Rychlik, Bayer, Hurst, Laman
Nays: McCarthy
Abstain: None
Absent: None

Motion carried.

B. Items for Separate Action

1. Approval of a Resolution – Resolution for improvement Under the Illinois Highway Code – BLR 09110

Motion by Bayer, second by Laman to approve Approval of a Resolution – Resolution for improvement Under the Illinois Highway Code – BLR 09110

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

2. Approval of a Resolution—Local Public Agency Engineering Services Agreement—BLR 05530

Motion by Laman, second by McCarthy to approve Approval of a Resolution – Local Public Agency Engineering Services Agreement—BLR 05530

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

3. Approval of a Resolution—Resolution for Improvement Under the Illinois Highway Code—BLR 09110

Motion by Rychlik, second by Laman to approve Approval of a Resolution – Resolution for Improvement Under the Illinois Highway Code—BLR 09110

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

4. Approval of a Resolution—Local Public Agency Engineering Services Agreement—BLR 05530

Motion by Hurst, second by Rychlik to approve Approval of a Resolution – Local Public Agency Engineering Services Agreement—BLR 05530

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

IV. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Anna Pieta of 19 Seneca Ave W Hawthorn Woods asked for details related to the E-Bike ordinance and asking if E-Bikes and E-Scooters were allowed on the streets.

Larry Hill of 26 Eagle Ridge Dr Hawthorn Woods spoke about the importance of the E-Bike ordinance; issues with E-Bikes, E-Scooters, and golf carts in the Hawthorn Woods Country Club. Mr. Hill asked if golf carts were included in the E-Bikes ordinance.

Diane Holder of 13 Harborside Way Hawthorn Woods provides compliments to Chris Heinen, Director of Community Development, with his response to the Aqua Illinois watermain leak. Ms. Holder also stated the importance of the E-Bikes ordinance.

V. PUBLIC HEARINGS AND BOARD ACTION

Mayor DiMaggio provided a summary of the Village's obligation to hear all annexation request. Mayor DiMaggio introduced MI Homes to provide more information on the annexation request.

A. Public Hearing pertaining to the Annexation Agreement for the Kemper Ridge Subdivision Property

Motion by Hurst, second by Rychlik to open the public hearing.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

Trustee Laman, Trustee, McCarthy, Trustee Bayer, and Trustee Rychlik discussed their concerns related to traffic on Old McHenry Road and Route 22 as well as expressing interest in Illinois Department of Transportations' (IDOT) plan for both roads in the future.

Trustee Hurst discussed her concerns about the size of the lots for each home as well as building a sense of community in the proposed subdivision.

Anthony Dean of Long Grove discussed concerns about rushing the agreement and wanting to make sure the Village has time to review the plans presented.

Steve Miller of 14 Seneca W Hawthorn Woods stated 1 acre means 1 unit, requested the Village to vote down the annexation and don't take over the property, and do not give in to pressure from sales.

Larry Hill of 26 Eagle Ridge Drive Hawthorn Woods discussed his experience with MI homes.

Joanna O'Brien of 6 Seneca Ave W Hawthorn Woods thanked the Board for their thoughtful consideration and appreciated the Village Board asking questions. Ms. O'Brien discussed her concerns with the annexation request and asked if there was a way to get independent studies.

Anna Pieta of 19 Seneca Ave W Hawthorn Woods directed comments to Pam Newton and Mayor DiMaggio about the Green Corridor; stated she wasted her time; and she reached out to all the Village Board members in reference to the annexation request.

Debra Argianas of 20558 Spyglass Dr Kildeer stated she lived in the Westbury community and was concerned about the safety of children playing in the streets if there is nowhere for the children to gather in the neighborhood. Ms. Argianas also mentioned the cost related to the restoration of the habitat in their neighborhood.

Chris Argianas of 20558 Spyglass Dr Kildeer stated information about additional students taking buses to the Dayspring Bible College and the additional traffic this change would bring.

Michael Doszynski of 172 Cardinal Dr Hawthorn Woods wanted to discuss Aqua Illinois but was asked to provide name and information for staff to contact him.

Chris Lotesto of 1 Robin Crest Road Hawthorn Woods discussed the information about the annexation that should be widely available. Mr. Lotesto also discussed the annexation language was open to interpretation and the Village should not rush to make a decision as well as stating his concern about Aqua Illinois water.

Kevin Considine with Lake County Partners provided context about attracting new talent to Lake County due to the retirement of baby boomers and the housing shortage.

Steve Jouzapaitis of 21127 W. Preserve Drive Kildeer mentioned the emotions around the annexation and stated he wants to develop the land and has presented to other municipal entities in the past.

Motion by Kaiser, second by Laman to close the public hearing.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

B. Approval of an Ordinance Adopting a Certain Annexation Agreement with the Village of Hawthorn Woods Located South of Old McHenry Road, North of Illinois Route 22, East of Shinnecock Drive, and West of Old Meadow Trail – M/I Homes of Chicago, LLC

Motion by Rychlik, second by Laman to substitute motion to approve an Ordinance adopting a certain Annexation Agreement with the Village of Hawthorn Woods located South of Old McHenry Road, North of Illinois Route 22, east of Shinnecock Drive, and West of Old Meadow Trail – M/I Homes Chicago, LLC subject to the conditions that the ordinance approving the special use for planned development preliminary plan and plat, preliminary engineering and landscape plan contain the following additional conditions:

1. Installation of improved park space including a passive pocket park.
2. Developer shall provide 8 to 10 additional off street parking spaces at the center pod townhome area of the development.
3. Developer shall increase the setback along Route 22 to not less than 50 feet.
4. Developer shall eliminate the shared driveway condition at lots 69, 70 and 71.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

C. Approval of an Ordinance Annexing Property to the Village of Hawthorn Woods – SJJ One, LLC – Approximately 0.99 Acres Located North of Old McHenry Road and West of Hillcrest Drive (PIN 14-14-201-008)

Motion by McCarthy, second by Laman to approve an Ordinance Annexing Property to the Village of Hawthorn Woods – SJJ One, LLC – Approximately 0.99 Acres Located North of Old McHenry Road and West of Hillcrest Drive (PIN 14-14-201-008).

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

- D. Approval of an Ordinance Annexing Property to the Village of Hawthorn Woods – M/I Homes of Chicago, LLC – Approximately 56.41 Acres Located South of Old McHenry Road, North of Illinois Route 22, East of Shinnecock Drive, and West of Old Meadow Trial (PINs #14-14-200-015, 14-14-400-014, 14-14-400-019, and 14-14-400-020)

Motion by Kaiser, second by Rychlik to approve an Ordinance Annexing Property to the Village of Hawthorn Woods – M/I Homes of Chicago, LLC – Approximately 56.41 Acres Located South of Old McHenry Road, North of Illinois Route 22, East of Shinnecock Drive, and West of Old Meadow Trial (PINs #14-14-200-015, 14-14-400-014, 14-14-400-019, and 14-14-400-020) .

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
 Nays: None
 Abstain: None
 Absent: None

Motion carried.

VI. COMMITTEE REPORTS AND OTHER REPORTS

- B. Sustainability Committee -----Mary Kay Kolseth, Chair
 Anne Hurst, Trustee Liaison
- C. Zoning Board of Appeals -----John Kosik, Chair
 Cathy Bayer, Trustee Liaison
- D. Planning, Building and Zoning Commission -----Jim Merkel, Chair
 Thomas Rychlik, Trustee Liaison
 - 1. Approval of an Ordinance Granting a Special Use and Special Use Permit for a Planned Unit Development for a Mixed Residential Subdivision, Preliminary Plan and Plat, Preliminary Engineering, Preliminary Landscape Plan, Architectural Plans and Elevations, and Granting Certain Relief from the Village’s Code of Ordinances – M/I Homes of Chicago, LLC - Located South of Old McHenry Road, North of Illinois Route 22, East of Shinnecock Drive, and West of Old Meadow Trial.

Motion by Rychlik, second by Kaiser to approve an Ordinance granting a special use and special use permit for a planned unit development for a mixed residential subdivision, preliminary plan and plat, preliminary engineering, preliminary landscape plan, architectural plans and elevations, and granting certain relief from the Village’s Code of Ordinances – M/I Homes of Chicago, LLC –

located South of Old McHenry Road, North of Illinois Route 22, East of Shinnecock Drive, and West of Old Meadow Trail, subject to the following additional conditions.

1. Installation of improved park space including a passive pocket park.
2. Developer shall provide 8 to 10 additional off street parking spaces at the center pod townhome area of the development.
3. Developer shall increase the setback along Route 22 to not less than 50 feet.
4. Developer shall eliminate the shared driveway condition at lots 69, 70 and 71.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

E. Finance Committee ----- Jayne Kosik, Chair
Jodi McCarthy, Trustee Liaison

1. Approval of the July 2025 Financial Statements

Motion by McCarthy, second by Hurst to approve the July 2025 Financial Statements.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

2. Approval of Budget Transfers

Motion by McCarthy, second by Rychlik to approve the Budget Transfers.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman
Nays: None
Abstain: None
Absent: None

Motion carried.

3. Approval of 2025 Budget Ordinance – Fund Balance Allocations

4.

Motion by Hurst, second by Kaiser to approve 2025 Budget Ordinance – Fund Balance Allocations.

Roll call vote:

Ayes: Kaiser, McCarthy, Rychlik, Bayer, Hurst, Laman

Nays: None

Abstain: None

Absent: None

Motion carried.

F. Hawthorn Woods In Bloom Committee-----Lauren Vondrasek, Chair

James W. Kaiser, Trustee Liaison

G. Public Safety Department-----Mayor Dominick DiMaggio, Liaison

VIII. OLD BUSINESS

A. None this month

IX. ADMINISTRATION REPORTS

A. Report from the Chief Operating Officer – Pamela O. Newton, MSOL, CM

B. Report from the Village Attorney

C. Reports from Department Heads

1. Chief Financial Officer’s Report – Katreina Koprowski, MBA, MSA

Ms. Koprowski’s report is in the packet.

2. Public Safety Director/Interim Chief of Police’s Report – John Malcolm

Mr. Malcolm’s report is in the packet.

3. Director of Public Works/Village Engineer’s Report – Erika M. Frable, PE

Ms. Frable report is in the packet.

4. Director of Community Development’s Report – Chris Heinen

Mr. Heinen’s report is in the packet.

5. Director of Parks & Recreation’s Report – Amy Mason, MPA, CPRP

Ms. Mason's report is in the packet.

X. EXECUTIVE SESSION

Probable or Pending Litigation – 5 ILCS 120/2(c) 11; Executive Session Minutes – 5 ILCS 120/2(c) 21

There was no Executive Session meeting this evening.

XI. ADJOURNMENT

Motion by Hurst, second by Rychlik to adjourn the meeting.

Voice vote.

Ayes: 6
Nays: 0
Abstain: 0
Absent: 0

Motion carried.

The meeting adjourned at 9:37 p.m.

Respectfully submitted,



Katreina Koprowski
Village Clerk