

**VILLAGE OF VERNON HILLS  
RESOLUTION 2025-053R**

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE  
HAWTHORN MALL PHASE II MIXED-USE DEVELOPMENT, 800-845 HAWTHORN ROW,  
TO BE ASSIGNED**

**WHEREAS**, the Village of Vernon Hills, County of Lake, State of Illinois (“*the Village*”) is a home rule municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code; and

**WHEREAS**, the Village of Vernon Hills approved the plat of subdivision for the subject property, legally described in **Exhibit A**, through Ordinance No. 2020-134, approved December 8, 2020, with said plat subsequently recorded as Document No. 7798889, June 17, 2021; and

**WHEREAS**, Focus Development, Inc., on behalf of the Hawthorn Mall ownership (Hawthorn L.P., Hawthorn SP, LLC, Hawthorn CP, LLC, and USEF Centennial FA Hawthorn owner LLC [collectively, “Petitioners”]), d/b/a Hawthorn Mall located at 122 Hawthorn Center has petitioned the Village of Vernon Hills to resubdivide the property; and

**WHEREAS**, the proposed plat, attached hereto in **Exhibit B**, also includes portions of the mall campus, such as parking fields and the collector road known as Mall Drive, requiring the resubdivision of parcels on the Hawthorn Center plat (Doc. 1866654), the Resubdivision of Lots 5, 8, & 9 in Hawthorn Center (Doc. 2074279); and

**WHEREAS**, the proposed plat was submitted in support of a petition to amend the Hawthorn Mall PUD, specifically to relocate the Phase II Mixed-Use Building originally approved through Ordinance No. 2020-134 and revised through Ordinance No. 2022-105 to be considered under Ordinance No. 2025-113R; and

**WHEREAS**, the proposed plat was reviewed at a public hearing of the Planning and Zoning Commission, duly noticed, held on August 27, 2025, with the Planning and Zoning Commission recommending approval of the plat (4-0, 3 absent), with the report of the commission attached as an exhibit to Ordinance No. 2025-113R; and

**WHEREAS**, the Board of Trustees reviewed the plat at its meeting on September 16, 2025, concurred with the recommendation of the Planning and Zoning Commission and finds the approval of the proposed plat to be in the best interest of the Village.

**NOW, THEREFORE**, be it resolved by the President and Board of Trustees of the Village of Vernon Hills:

**SECTION 1: Incorporation.** The above listed recitals are incorporated by reference into this Resolution and made pert hereof as material provisions of this Resolution.

**SECTION 2: Approval.** The Final Plat of Subdivision for the Hawthorn Center Resubdivision No. 6, attached hereto as **Exhibit B**, prepared by Compass Surveying Ltd. (Scot Krebs, license no. 3509), dated May 13, 2025, is approved.

**SECTION 3: Authorization to Execute, Conditions.** The Final Plat of Subdivision approved in Section 2 may be executed and recorded subject to the following conditions:

1. Minor modifications to the plat as the result of review by the Petitioner’s Attorney, Village Attorney, Village Engineer, and Lake County Public Works may be completed prior to execution.

**SECTION 4: Conflicts.** All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Resolution, are repealed. Elements of related ordinances and resolutions not impacted by this resolution are reaffirmed.

**SECTION 5: Severability.** Each section, paragraph, clause and provision of this Resolution is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not effect the remainder of the Resolution, nor any part thereof, other than that part affected by such decision.

**SECTION 6: Effective Date.** This Resolution shall be in full force and effect from and after its adoption, approval and publication in the manner required by law.

Dated this 16<sup>th</sup> day of September 2025.

Adopted by roll call vote as follows:

AYES: 7 – Marquardt, Oppenheim, Takaoka, Forster, Schenk, Lundeen, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 0 - None

  
Thom Koch, Jr., Village President

PASSED: 09/16/2025

APPROVED: 09/16/2025

ATTEST: 09/16/2025

  
Kevin Timony, Village Clerk



**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**PARCEL 1 (FUTURE LOT 4, WEST BUILDING)**

THAT PART OF LOTS 2 AND 4 IN HAWTHORN CENTER, DOCUMENT 1866654, BEING A SUBDIVISION OF PART OF SECTION 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN MOST CORNER OF LOT 3 IN HAWTHORN CENTER RESUBDIVISION NO. 3 DOCUMENT 7798889, THENCE SOUTH 25 DEGREES 39 MINUTES 27 SECONDS EAST, 39.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES 39 MINUTES 27 SECONDS EAST, 393.27 FEET; SOUTH 24 DEGREES 18 MINUTES 22 SECONDS WEST, 53.27 FEET; SOUTH 89 DEGREES 50 MINUTES 40 SECONDS WEST, 174.62 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 11 SECONDS WEST, 122.72 FEE TO A POINT OF CURVATURE; THENCE ALONG A CURVE NORTH AND NORTHERLY, CONCAVE WESTERLY, HAVING A RADIUS OF 85.28 FEET, A CHORD BEARING OF NORTH 12 DEGREES 49 MINUTES 39 SECONDS WEST, A CHORD LENGTH OF 35.23 FEET, AN ARC LENGTH OF 35.49 FEET; THENCE NORTH 25 DEGREES 28 MINUTES 07 SECONDS WEST, 207.62 FEET; THENCE NORTH 64 DEGREES 30 MINUTES 55 SECONDS EAST, 137.11 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.  
PROPERTY TO BE ADDRESSED AS FOLLOWS:

800 HAWTHORN ROW (COMMERCIAL)  
840 HAWTHORN ROW (RESIDENTIAL)

PINS: 11-33-401-092  
11-33-401-095

**PARCEL 2 (FUTURE LOT 5, EAST BUILDING)**

THAT PART OF LOT 2 IN HAWTHORN CENTER RESUBDIVISION NO. 3, DOCUMENT NUMBER 7798889, BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN MOST CORNER OF LOT 1 IN HAWTHORN ROW DEVELOPMENT, DOCUMENT NUMBER 8011564, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO BEING ON THE NORTHERLY LINE OF LOT 2 IN HAWTHORN CENTER RESUBDIVISION NO. 3, DOCUMENT NUMBER 7798889; THENCE ALONG SAID NORTHERLY LINE AND ALSO BEING THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES:

(1) THENCE NORTH 63 DEGREES 52 MINUTES 04 SECONDS EAST, 17.87 FEET TO THE POINT OF BEGINNING; (2) THENCE NORTH 63 DEGREES 52 MINUTES 04 SECONDS EAST, 92.43 FEET; (3) THENCE NORTH 26 DEGREES 07 MINUTES 56 SECONDS WEST, 8.58 FEET; (4) THENCE NORTH 63 DEGREES 52 MINUTES 04 SECONDS EAST, 107.84 FEET; (5) THENCE SOUTH 78 DEGREES 45 MINUTES 46 SECONDS EAST, 96.91 FEET; (6) THENCE NORTH 83 DEGREES 31 MINUTES 08 SECONDS EAST, 201.69 FEET; (7) THENCE NORTH 50 DEGREES 42 MINUTES 43 SECONDS EAST, 14.17 FEET;

THENCE SOUTH 18 DEGREES 43 MINUTES 14 SECONDS EAST, 13.15 FEET; THENCE SOUTH 26 DEGREES 56 MINUTES 34 SECONDS EAST, 52.80 FEET; THENCE SOUTH 33 DEGREES 28 MINUTES 27 SECONDS EAST, 31.32 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 234.00 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 11 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 407.97 FEET, AN ARC LENGTH OF 495.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87 DEGREES 50 MINUTES 53 SECONDS WEST, 201.92 FEET; THENCE NORTH 01 DEGREE 28 MINUTES 18 SECONDS WEST, 59.81 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 27 SECONDS WEST, 319.03 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS.

PROPERTY TO BE ADDRESSED AS FOLLOWS:

815 HAWTHORN ROW (COMMERCIAL)  
845 HAWTHORN ROW (RESIDENTIAL)

PIN: 11-33-401-103

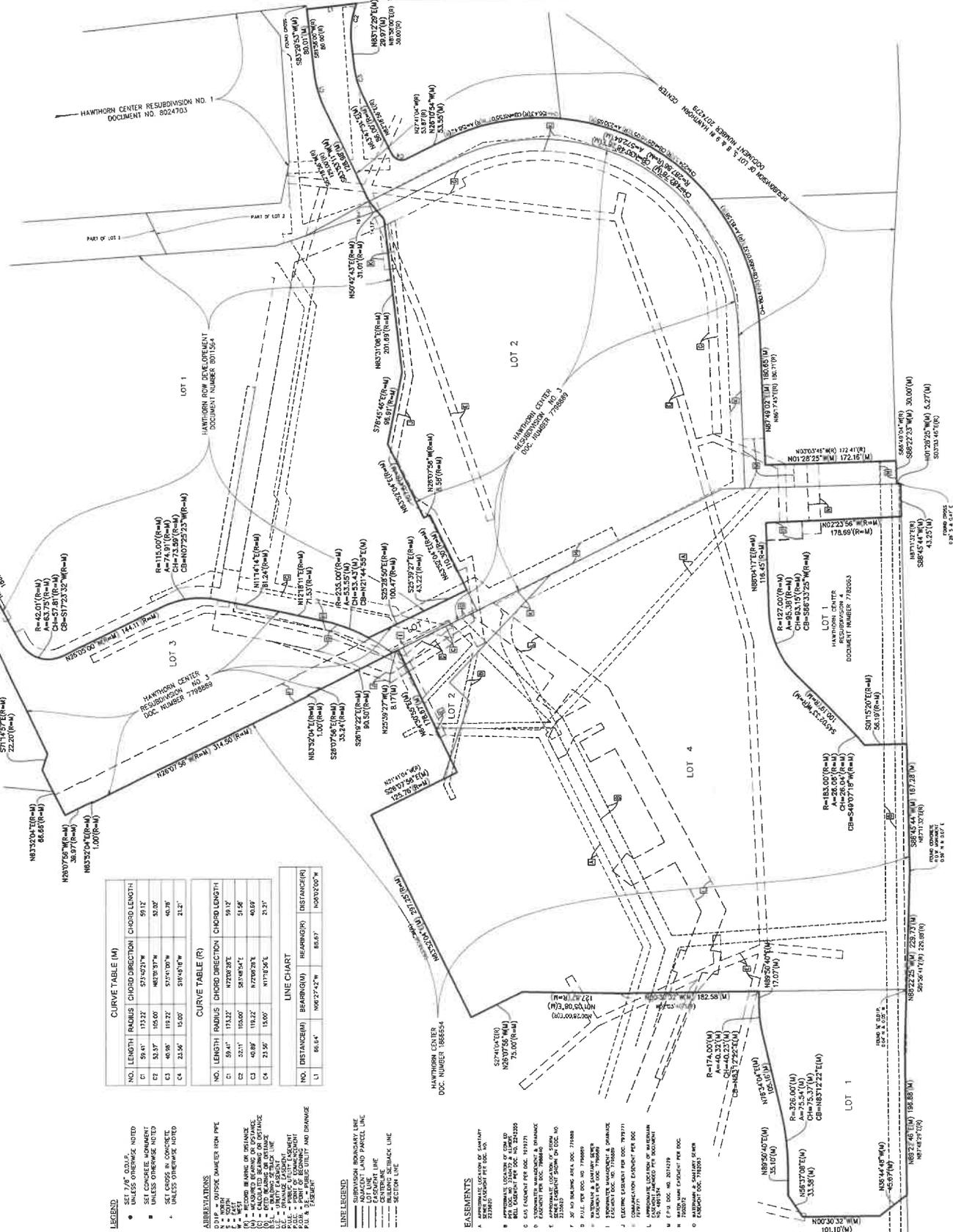
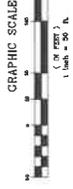
**EXHIBIT B**

FINAL PLAT OF SUBDIVISION  
HAWTHORN CENTER RESUBDIVISION NO. 6



# FINAL PLAT OF SUBDIVISION OF HAWTHORN CENTER RESUBDIVISION NO. 6 PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

## SITE SURVEY



CURVE TABLE (M)			
NO.	LENGTH	RADIUS	CHORD DIRECTION
C1	59.41	113.27	S73°42'31.7\"/>
C2	53.37	105.00	N47°50'31.7\"/>
C3	46.98	119.27	S75°40'30.7\"/>
C4	21.96	15.00	S19°45'16.7\"/>

CURVE TABLE (R)			
NO.	LENGTH	RADIUS	CHORD DIRECTION
C1	59.41	113.27	N72°06'26.7\"/>
C2	53.37	105.00	N72°06'26.7\"/>
C3	46.98	119.27	N72°06'26.7\"/>
C4	21.96	15.00	N72°06'26.7\"/>

LINE CHART			
NO.	DISTANCE (M)	BEARING (M)	REMARKS (R)
L1	86.54	N08°27'42.7\"/>	
L2	86.67	N09°02'00.7\"/>	

- ABBREVIATIONS**
- DIP = OUTSIDE ANGLE FROM PVI
  - S = SOUTH
  - N = NORTH
  - E = EAST
  - W = WEST
  - (M) = RECORD BEARING OR DISTANCE
  - (R) = RECORD BEARING OR DISTANCE
  - (C) = CALCULATED BEARING OR DISTANCE
  - (L) = BEARING OR DISTANCE
  - (S) = BEARING OR DISTANCE
  - (W) = BEARING OR DISTANCE
  - (E) = BEARING OR DISTANCE
  - (N) = BEARING OR DISTANCE
  - (D) = POINT OF DISCONTINUITY
  - (P) & (E) = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
  - ADJACENT LAND PARCEL LINE
  - EASEMENT LINE
  - EASEMENT LINE
  - BEARING BEHIND LINE
  - SECTION LINE

- EASEMENTS**
- A. 10' UTILITY EASEMENT PER DOC. NO. 778889
  - B. APPROXIMATE LOCATION OF COM ED BELL TELEPHONE PER DOC. NO. 224399
  - C. GAS EASEMENT PER DOC. NO. 119171
  - D. EASEMENT PER DOC. 778889
  - E. APPROXIMATE LOCATION OF 20' UTILITY EASEMENT PER DOC. NO. 778889
  - F. 20' UTILITY EASEMENT PER DOC. 778889
  - G. 20' UTILITY EASEMENT PER DOC. 778889
  - H. EASEMENT PER DOC. 778889
  - I. EASEMENT PER DOC. 778889
  - J. EASEMENT PER DOC. 778889
  - K. EASEMENT PER DOC. 778889
  - L. APPROXIMATE LOCATION OF MAINTENANCE EASEMENT PER DOC. NO. 778889
  - M. E.P.A. DOC. NO. 2012129
  - N. 20' UTILITY EASEMENT PER DOC. 778889
  - O. EASEMENT PER DOC. 778889



