



**THE VILLAGE OF HAWTHORN WOODS
PLANNING, BUILDING AND ZONING COMMISSION
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, SEPTEMBER 12, 2023
6:30 PM**

MINUTES

I. CALL TO ORDER AND ROLL CALL

Mr. Merkel called the meeting to order at 6:32 p.m. Roll call indicated the following members were present: Mr. Merkel, Mr. Tisci, Ms. Massel, Mr. Blackshaw, Mr. Lindquist and Mr. Preble. Absent: Mr. Donovan.

Also present were Community Development Director Chris Heinen, Village Attorney Nicholas Standiford, and Trustee Liaison Tom Rychlik.

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COMMISSION

None this month.

III. APPROVAL OF MINUTES

Approval of Minutes of the July 11, 2023 Planning, Building and Zoning Commission Meeting

Motion by Massel, second by Tisci to approve the Minutes of the July 11, 2023 Planning, Building and Zoning Commission Meeting.

Voice vote:

Ayes: 6

Nays: 0

Abstain: 0

Absent: 1

Motion carried.

IV. NEW BUSINESS

- A. Public Hearing – Special Use Consideration by Catherine and Donovan Phillips of 90 Mark Drive, Hawthorn Woods, IL 60047, for a Special Use Permit for a Home Occupation Business That Will Allow for Clients or Customers Visits or Meetings to the Home, as Well as Such Other Relief or Approvals as the Commission may Determine Reasonably Necessary in Connection With the Foregoing

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

Roll call vote:

Ayes: Lindquist, Merkel, Tisci, Massel, Blackshaw, Preble

Nays: None
Abstain: None
Absent: Donovan

Motion carried, and the public hearing opened.

Mr. Heinen presented his staff report to the Commissioners. Mr. Donovan Phillips, 90 Mark Drive and applicant, testified that his family has lived on the property for four years. He also provided some background information on the property and their business. The barn has been renovated and they envision opening it at some point for events. The application is for a maximum of 6 people allowed in the interior of the home, but more will be allowed in the outside seating area.

The applicants have received a cottage license from Lake County, and they will be serving baked good, breads and pastries. Mr. Blackshaw asked about the business operations and location of the entrance. The entrance to the bakery is a separate entrance from the main part of the house.

The hours of operation will be 8:00 a.m. – 6:00 p.m. seven days a week; however, they anticipate being open only four days a week. Presently, they serve 50-60 customers per weekend, and their marketing consists of social media. The property is not handicapped accessible. Mr. Tisci asked about parking spaces. There will be two on the gravel portion of the driveway, which plan was reviewed and the capacity was set by the fire district.

The current zoning and future permits were discussed. Additionally, the applicants will be installing a sign at the Gilmer Road entrance. The Commission discussed the possibility of an address change.

Bob Kunath, 92 Mark Drive – Mr. Kunath has resided in the village for 38 years. He commented on the quality of the Phillips's baked goods, and believes they are running a good business. He mentioned there are no traffic issues as of now, but expressed concern that if the business expands to anything more than a bakehouse, there may be traffic issues with parking being a problem. He did note that he is in support of the bakehouse.

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

Roll call vote:
Ayes: Lindquist, Merkel, Tisci, Massel, Blackshaw, Preble
Nays: None
Abstain: None
Absent: Donovan

Motion carried, and the public hearing closed.

The Commissioners deliberated on the application.

Motion by Tisci, second by Massel to recommend the approval of the Special Use Consideration by Catherine and Donovan Phillips of 90 Mark Drive, Hawthorn Woods, IL 60047, for a Special Use Permit for a Home Occupation Business That Will Allow for Clients or Customers Visits or Meetings to the Home, as Well as Such Other Relief

or Approvals as the Commission may Determine Reasonably Necessary in Connection With the Foregoing.

Roll call vote.

Ayes: Lindquist, Merkel, Tisci, Massel, Blackshaw, Preble

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

V. ADJOURNMENT

Motion by Preble, second by Blackshaw to adjourn the meeting.

Roll call vote.

Ayes: Lindquist, Merkel, Tisci, Massel, Blackshaw, Preble

Nays: None

Abstain: None

Absent: Donovan

Motion carried.

The meeting adjourned at 7:39 p.m.

Respectfully submitted,



Donna Lobaito
Chief Administrative Officer/Village Clerk