

**SPECIAL ZONING BOARD OF APPEALS MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
WEDNESDAY, FEBRUARY 7, 2018
6:30 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Mr. Schildkraut, Acting Chairperson, called the meeting to order at 6:31 p.m. The following members were present: Schildkraut, Rychlik, Johnston and Scaletta
Absent: Kosik and Sedlacek
Staff: Donna Lobaito, Chief Administrative Officer/Village Clerk
Michael Cassata, AICP, Community Development Director
Trustee: None
Village Attorney: Patrick Brankin

A quorum was established.

II. Opportunity for the Public to Address the Board

None this month

III. Approval of Minutes

A. Approval of Minutes of the May 13, 2015 Special Zoning Board of Appeals Meeting

Motion by Rychlik, second by Johnston to approve the minutes of the May 13, 2015 Special Zoning Board of Appeals Meeting.

Upon a voice vote, all voted aye and the motion carried unanimously.

IV. Public Hearing

- A. 10 Prairie Landing Court – Variations to Section 9-5A-4.C to Exceed the Maximum Lot Coverage and Section 9-3-2.E.21 to Allow an Accessory Structure to Encroach the Rear Yard Setback
- B. Such Other Relief or Approvals as the ZBA and the Village Board May Determine Reasonably Necessary

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

Mr. Cassata testified that the applicant was seeking a variation to exceed the maximum lot coverage at 10 Prairie Landing Court for the installation of a swimming pool. Furthermore, the applicant was seeking a variation for an existing structure encroachment in the rear yard.

Mr. Cassata discussed the bulk regulations outlined in the Toll Brothers Annexation Agreement, and staff's opinion that there may have been an oversight in the original approval of the maximum lot coverage for this type of home in the Hawthorn Woods Country Club. The applicant is seeking a variation for 11% in excess of the allowed lot coverage of 26%. There is existing landscape screening on the applicant's and neighbor's properties. Both the Homeowner's Association and Kemper Sports Management have provided their approvals for the pool request.

Mrs. Rogalski, 10 Prairie Landing Court, testified that they will install landscaping around the pool.

Mr. Cassata testified that the surrounding neighbors were notified of tonight's public hearing, and that he received one inquiry and no objections.

Mr. Cassata testified that the Village previously issued a permit for the Rogalski's to install a fire pit 15' from the rear property line; however, the Village Code provides for a 20' setback. Tonight's request is also to clean up this discrepancy and grant the Rogalski's a variance for the rear yard setback.

There being no further discussion, Johnston motioned to close the public hearing, which was seconded by Scaletta.

Upon a voice vote, all voted aye and the motion carried unanimously.

V. New Business

A. Consideration and Recommendation of the Findings of Fact – 10 Prairie Landing Court – Variation to Section 9-5A-4 and 9-3-2.E.21

Motion by Rychlik, second by Scaletta to approve the variation to Section 9-5A-4 and 9-3-2.E.21.

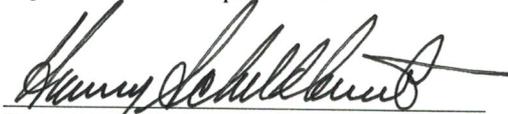
Upon a voice vote, all voted aye and the motion carried unanimously.

Motion by Johnston, second by Rychlik to approve the Findings of Fact – 10 Prairie Landing Court.

Upon a voice vote, all voted aye and the motion carried unanimously.

VI. Adjournment

Motion by Scaletta, second by Rychlik to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 6:49 p.m. 1



Harry Schildkraut, Acting Chairperson