



**SPECIAL ZONING BOARD OF APPEALS MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, MAY 22, 2018
6:30 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Mr. Kosik, Chairperson, called the meeting to order at 6:31 p.m.
The following members were present: Sedlacek, Rychlik,
Schildkraut, Kosik and Scaletta

Absent: Johnston

Staff: Michael Cassata, AICP, Community Development Director

Trustee: Mr. DiMaggio

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 February 7, 2018 Special Zoning Board of Appeals Meeting

Motion by Schildkraut, second by Rychlik to approve the minutes of the February 7, 2018 Special Zoning Board of Appeals Meeting.

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

IV. Public Hearing

- A. 4 Bedford Court – Variations to Section 9-5B-4.C to Exceed the Maximum Lot Coverage and Sections 9-3-2.E.19 and 9-3-2.E.21 to Allow an Accessory Structure and All Appurtenances 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 Sedlacek, second by Schildkraut to open the public hearing upon an unanimous voice vote the public hearing was opened at 6:35.

Mr. Cassata testified the applicants were seeking a variation to exceed the maximum lot coverage at 4 Bedford Court for the installation of a swimming pool and patio. Furthermore, the applicants were seeking variations to allow an accessory structure and all appurtenances to encroach the 20-foot rear yard setback.

Mr. Cassata stated that Erika Frable, Village Engineer and Public Works Director, did not have an issue with the proposed lot coverage since the Lakewood Meadow subdivision has a storm sewer system. He also pointed out the petitioners do not have a neighbor directly behind them and instead a common area, thereby minimizing any visual impact.

Mr. Kosik mentioned the Lakewood Meadow Homeowners Association granted approval of the proposed pool and provided a letter of support.

Mr. Rychlik said a swale runs through the rear of the property and encouraged staff to work with the petitioners to ensure the swale is maintained in order to protect the neighbors to the north.

The petitioners' pool contractor testified he is aware of the swale and will maintain the swale as part of the overall design.

Ms. Scaletta asked what the distance was from the edge of the pool fence to the walking path. Mr. Cassata replied the pool fence would be approximately twenty feet from the walking path.

There being no further discussion, Mr. Schildkraut motioned to close the public hearing, which was seconded by Mr. Sedlacek.

Upon a voice vote, all voted aye and the motion carried unanimously and the public hearing was closed at 6:40.

V. New Business

A. Consideration and Recommendation of the Findings of Fact – 4 Bedford Court – Variations to Sections 9-5B-4.C, 9-3-2.E.19 and 9-3-2.E.21

Motion by Schildkraut, second by Rychlik to approve variations to Section 9-5B-4.C, 9-3-2.E.19 and 9-3-2.E.21 with the condition there be consideration to review the existing drainage swale and drainage way.

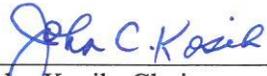
Upon a voice vote, all voted aye and the motion carried unanimously.

Motion by Sedlacek, second by Schildkraut to approve the Findings of Fact – 4 Bedford Court.

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

VI. Adjournment

Motion by Schildkraut, second by Scaletta to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 6:42 p.m.



John Kosik, Chairperson