



**SPECIAL ZONING BOARD OF APPEALS MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, OCTOBER 23, 2018
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Mr. Kosik called the meeting to order at 6:00 p.m. The following members were present: Kosik, Schildkraut, Rychlik, Johnston and Sedlacek

Absent: Johnston and Scaletta

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 22, 2018 Special Zoning Board of Appeals Meeting

Motion by Schildkraut, second by Rychlik to approve the minutes of the May 22, 2018 Special Zoning Board of Appeals Meeting.

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

IV. Public Hearing

- A. 110 Governors Way – Variations to Section 9-5A-4.C to Exceed the Maximum Lot Coverage for Construction of a Paver Patio and Firepit, as Well as an Existing In-Ground Pool and Related Patio
- 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.

Voice vote:
Ayes: 3
Nays: 0
Abstain: 0
Absent: 2
Motion carried.

Mr. Cassata testified that the applicant was not present. He noted that the application reflects a recurrent request relating to lot coverage, and that the zoning code was in the process of being re-written to address this issue.

Mr. Cassata testified that the current homeowners bought the home with the existing pool and were not aware that the pool and patio exceeded the maximum lot coverage. Furthermore, he testified that the Village Engineer, Erika Frable, PE, did not foresee any drainage issues if the variance were to be granted. The applicants have received homeowner association approval for the improvements.

The ZBA members noted the petitioner meets the three conditions for a variance.

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

Voice vote:
Ayes: 3
Nays: 0
Abstain: 0
Absent: 2
Motion carried.

V. New Business

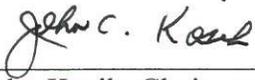
- A. Consideration and Recommendation of the Findings of Fact – 110 Governors Way—Variation to Section 9-5A-4.C
 - i. Title 9—Zoning, Section 9-16-7.E

Motion by Schildkraut, second by Rychlik to approve the Findings of Fact – 110 Governors Way.

Voice vote:
Ayes: 3
Nays: 0
Abstain: 0
Absent: 2
Motion carried.

VI. Adjournment

Motion by Sedlacek, second by Schildkraut to adjourn the meeting. Upon a voice vote, all voted aye, and the motion carried. There being no further business, the meeting adjourned at 6:09 p.m.



John Kosik, Chairperson