



**SPECIAL ZONING BOARD OF APPEALS MEETING
VILLAGE OF HAWTHORN WOODS
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS
TUESDAY, APRIL 16, 2019
6:00 p.m.**

MINUTES

I. Call to Order and Roll Call

Present: Mr. Kosik called the meeting to order at 6:02 p.m. The following members were present: Kosik, Schildkraut, Scaletta and Sedlacek
Absent: Johnston and Rychlik
Staff: Donna Lobaito, Chief Administrative Officer/Village Clerk
Trustee: Dominick DiMaggio
Village Attorney: Nick Standiford

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 October 23, 2018 Special Zoning Board of Appeals Meeting

Motion by Schildkraut, second by Sedlacek to approve the minutes of the October 23, 2018 Special Zoning Board of Appeals Meeting.

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

IV. Public Hearing

- A. 77 Miller Road—Variation to section 9-5A-4.C to Exceed the Maximum Lot Coverage for the Expansion of an Existing Driveway and to Pave an Existing Gravel Driveway
- 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. Kosik reviewed the information found in Ms. Lobaito's staff memo regarding the driveway request exceeding the maximum lot coverage allowance.

Christopher Kim, 77 Miller Road, informed the Board members of the work they are trying to perform on their home, and work that the former homeowner performed. He noted the gravel driveway has almost completely washed away. The asphalted driveway is narrow and bottlenecks; therefore the Kim's request includes expanding the asphalt driveway. Mr. Kim indicated he has permission from his neighbor who owns the private drive, to expand his driveway. He has signatures of his neighbors at 79 Miller Road and presented pictures to the Board.

It was noted that some of the driveway goes onto the neighbor's private property. Mr. Kim will be removing the raised parking area, and will be replacing it with pavers leading to their side porch.

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

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

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

V. New Business

- A. Consideration and Recommendation of the Findings of Fact – 77 Miller Road—
Variation to Section 9-5A-4.C
 - i. Title 9—Zoning, Section 9-16-7.E

Mr. Sedlacek indicated the petitioner satisfactorily answered the three questions regarding a variance request. Mr. Kim was not certain the garage was ever permitted. Mr. Standiford indicated that the garage would be considered a legal, non-conforming use.

Motion by Schildkraut, second by Rychlik to approve the Findings of Fact – 77 Miller Road.

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 6:16 p.m.

John Kosik, Chairperson