



**SPECIAL ZONING BOARD OF APPEALS WORKSHOP  
VILLAGE OF HAWTHORN WOODS  
2 LAGOON DRIVE, HAWTHORN WOODS, ILLINOIS  
JULY 7, 2021  
6:30 p.m.**

**MINUTES**

**I. Call to Order and Roll Call**

Present: Mr. Kosik called the meeting to order at 6:33 p.m. The following members were present: Kosik, Schildkraut, Sedlacek, Scaletta, Bayer  
Absent: Voltattorni, Johnston  
Staff: Donna Lobaito, Chief Administrative Officer/Village Clerk  
Chris Heinen, Community Development Director  
Trustees: None  
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 the October 8, 2020 Minutes

Motion by Schildkraut, second by Sedlacek to approve the minutes of the October 8, 2020 Zoning Board of Appeals meeting.

Roll call vote:

Ayes: Schildkraut, Bayer, Scaletta, Kosik, Sedlacek

Absent: Johnston, Voltattorni

Abstain: None

Motion carried.

b. Approval of the February 25, 2021 Minutes

Motion by Schildkraut, second by Sedlacek to approve the minutes of the February 25, 2021 Zoning Board of Appeals Workshop.

Roll call vote:

Ayes: Schildkraut, Bayer, Scaletta, Kosik, Sedlacek

Absent: Johnston, Voltattorni

Abstain: None

Motion carried.

#### **IV. Public Hearing**

- a. James Drive – Variation to Section 9-5A-4.B of the Zoning Title (Title 9) of the Village Code to Reduce the Front Yard Setback From 30 feet to 27 Feet 8 Inches to Build a New Covered Porch on an Existing Single Family Dwelling

Motion by Sedlacek, second by Schildkraut to open the public hearing.

Roll call vote:

Ayes: Schildkraut, Bayer, Scaletta, Kosik, Sedlacek

Absent: Johnston, Voltattorni

Abstain: None

Motion carried.

Mr. Greg Mercer, 9 James Drive, testified he is looking to add a front porch that would run the full width of his home. The porch will be handicapped accessible to accommodate a family member. The encroachment will be 2.5', and the distance is needed for a correct ramp lift. Mr. Mercer testified the diagonal placement of his home on the lot is causing the need for a variance.

Mr. Kosik reviewed the three standards with Mr. Mercer. Mr. Mercer stated if the variance were not to be granted, his friend would not be able to come to the door.

Motion by Schildkraut, second by Sedlacek to close the public hearing.

Roll call vote:

Ayes: Schildkraut, Bayer, Scaletta, Kosik, Sedlacek

Absent: Johnston, Voltattorni

Abstain: None

Motion carried.

#### **V. New Business**

Motion by Schildkraut, second by Sedlacek to recommend the approval of the variance based upon the testimony and that the findings of fact have been satisfied.

Roll call vote:

Ayes: Schildkraut, Bayer, Scaletta, Kosik, Sedlacek

Absent: Johnston, Voltattorni

Abstain: None

Motion carried.

Mr. Heinen noted the recommendation will go to the Village Board, and that he will draft the findings for signature by Mr. Kosik.

**VI. Adjournment**

Motion by Sedlacek, second by Schildkraut to adjourn the meeting.

Voice vote:

Ayes: 5

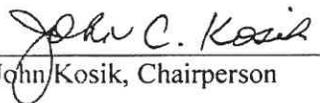
Nays: 0

Absent: 2

Abstain: 0

Motion carried.

The meeting adjourned at 6:50 p.m.

  
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John Kosik, Chairperson