

**VILLAGE OF HINCKLEY  
PUBLIC HEARING & ZONING BOARD OF APPEALS MEETING MINUTES  
JANUARY 6, 2020**

**1. CALL TO ORDER:** The Public Hearing was called to order by Chairman Russ Kula at 7:00 PM.

**2. PLEDGE OF ALLEGIANCE:** The pledge to the flag was recited.

**3. ROLL CALL:**

**Present:** Chairman Russ Kula, Commissioners Joan Umano, Danielle Marion, John McFarland and Jerry Bahl. Quorum Established.

**Absent:** Rodney Davis.

**Also Present:** Village Clerk Elizabeth Losiniecki, Village Attorney Josef Kurlinkus, and Trustee Mike Constant.

**4. Agenda item for Discussion/Approval:** Minutes from December 16, 2019 Zoning Board of Appeals Meeting

Joan Umano moved to approve the 12/16/19 minutes as presented and Danielle Marion seconded the motion. Roll call vote: Umano-Aye, Kula-Aye, Bahl-Aye, Marion-Aye, McFarland-Aye. Motion carried.

**5. PUBLIC COMMENT:** None.

**6. PUBLIC HEARING AGENDA ITEM:** Zoning variance for property located at 220 S. Oak Street, Hinckley, IL, 60520, Zoned R-1A. Petitioner seeks a variance from Appendix A, Article 5, Section H of the Village of Hinckley Code of Ordinances, for the construction of an attached garage within the required 25' corner side yard setback of the property located within an R-1A Residential Single-Family (low density) Zoning District. Applicant: John Michels.

a. **Public Hearing**

i. **Open Public Hearing**

Attorney Kurlinkus swore in applicant John Michels. Mr. Kurlinkus gave an overview of the petition, stating that this is to hear a request from John Michels for a variance on the 25' corner side yard setback requirement for 220 S. Oak Street.

ii. **Comments from Village Staff**

Attorney Kurlinkus stated that the petitioner seeks to erect a three car, attached garage to replace the existing detached garage. 13.7' is the closest point to the lot line but the applicant is asking for a 12' variance to the setback requirement. Mr. Kurlinkus stated that the staff recommends approving this request due to the unique shape of the lot(s). This is eligible for variance due to the shape and location of the structures on the lot. Member Joan Umano asked why this was

being discussed again when it had already been discussed and voted on. Kurlinkus stated that discussion is for the applicant's benefit and that the members could proceed to the vote to re-approve.

**iii. Testimony/Comments from Applicant**

None.

**iv. Testimony/Comment from Public**

None.

**v. Close Public Hearing**

Chairman Kula closed the Public Hearing at 7:12pm.

**b. Discussion and Recommendation by the Zoning Board of Appeals**

**i. Questions and Comments from ZBA Members**

None.

**ii. Recommendation and Action by ZBA**

Jerry Bahl moved to adopt the findings of fact as presented and Joan Umamo seconded the motion. Roll call vote: Umamo-Aye, Kula-Aye, Bahl-Aye, Marion-Aye, McFarland-Aye. Motion carried.

Zoning map amendment for the property located at 335 W. Lincoln Avenue, Hinckley, Illinois, 60520, PIN 15-15-431-016, zoned B-1. Petitioner is requesting a zoning map amendment to have the property re-zoned to R-1A. The application was submitted by Michael and LuAnn Scalley, who are the owners of the subject property.

**i. Open Public Hearing** Chairman Kula opened the public hearing. The applicant was not present.

**ii. Comments from Village Staff**

Attorney Kurlinkus stated that this request had been discussed at a Regular Board Meeting and the applicant and Attorney Szeto had agreed to the zoning classification of R1-A.

**iii. Testimony/Comment from Applicant**

None.

**iv. Testimony/Comment from Public**

None.

**v. Close Public Hearing**

Chairman Kula closed the Public Hearing at 7:14pm.

**b. Discussion and Recommendation by the Zoning Board of Appeals**

**i. Questions and Comments from ZBA Members**

Attorney Kurlinkus stated that the existing conditional use permit allowing for the operation of a business on the property will remain valid until the property is sold. Chairman Kula asked if the notifications to property owners had been sent and Village Clerk stated that they had.

**ii. Recommendation and Action by ZBA**

Joan Umano moved to adopt the findings of fact as presented and Russ Kula seconded the motion. Roll call vote: Umano-Aye, Kula-Aye, Bahl-Aye, Marion-Aye, McFarland-Aye. Motion carried.

Chairman Kula stated that the next meeting will be February 3, 2020 at 7:00pm to continue the discussion regarding the legalization of cannabis.

**ADJOURMENT**

Motion: Commissioner Umano moved to adjourn the meeting at 7:27 PM. Jerry Bahl seconded the motion. Voice Vote: All members voted yes. Motion carried.

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Russ Kula, Chairman

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Elizabeth Losiniecki, Village Clerk