

VILLAGE OF HINCKLEY
PUBLIC HEARING/ZONING BOARD OF APPEALS MEETING MINUTES
FEBRUARY 15, 2021

REMOTE VIA TELECONFERENCE

7:00 PM

<https://meetings.ringcentral.com/j/1481935442>

- or -

Join by Phone:

(773) 231-9226

Meeting ID: 148 193 5442

CALL BOARD MEETING TO ORDER: Meeting was called to order by Chairman Kula at 7:00 PM.

Roll call was taken showing the following:

Present: Russell Kula, Danielle Marion, John McFarland, and Steven Kreitzer. Quorum Established.

Absent: Gerald Bahl and Rodney Davis.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Tait Lundgren, Trustee Mike Constant, and Members of the Public.

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

APPROVAL OF MINUTES from January 4, 2021 Planning Commission meeting
Russell Kula moved to approve the minutes from January 4, 2021 and John McFarland seconded the motion. Roll call vote: McFarland-Aye, Marion-Aye, Kreitzer-Aye, Kula-Aye. Motion carried.

PUBLIC COMMENT

None.

Chairman Kula OPENED the HEARING FOR REQUEST FOR VARIANCE FILED BY MIDWEST SPORTSPLEX

COMMENTS FROM VILLAGE STAFF

Attorney Lundgren stated that the hearing is for a request for the following variations to the Village of Hinckley Code of Ordinances, filed by the Midwest Sportsplex:

Appendix A of the Village Code of Ordinances- "Zoning Code", Article 9-"Off-Street Parking and Loading", Subsection C- "Off-street parking regulations and requirements" items:

- 8 (a) surface,
- 8 (b) curbing,
- 8 (c) lighting, and
- Subsection D "Schedule of Parking Requirements"

Attorney Lundgren reviewed the order of business and swore in all those wishing to speak.

APPLICANT COMMENTS

Petitioner Ronn Nelson stated that he is seeking a variance for the parking, surfacing, and lighting requirements for the building located at 212 W. Woodlawn Avenue. There was a discussion regarding building inspections Mr. Nelson stated that he needed to get the variance approved before he proceeds with anymore work at the location. Chairman Kula commented regarding ADA parking and his concern for emergency vehicles. Nathan Lambes (Midwest Sportsplex) stated that the spot grading complies with ADA requirements. Lambes stated that he will submit (to the Village Hall) drawings with elevations noted for the ADA parking and sidewalk.

PUBLIC COMMENT

Larry Menz, 270 W. Miller Avenue, commented regarding the need for proper lighting and parking spaces. He also asked if the variance is approved, does it apply to the whole building or only the portion currently proposed for the Sportsplex.

Karen Yaggie, local business owner, voiced support for the Sportsplex.

Ashley Hughes, resident, voiced support for the Sportsplex.

Rob Zimmermann, resident, asked if other businesses will be granted similar variances for lighting and parking.

CLOSE PUBLIC HEARING

Attorney Lundgren closed the Public Hearing at 7:23 pm. The Zoning Board of Appeals members were invited to ask questions or confer.

Chairman Kula commented regarding the safety of children at the Sportsplex and the proximity to the railroad tracks. Mr. Nelson stated that he is interested in purchasing a portion of Woodlawn Avenue so that he can fence in the facility.

John McFarland stated that Big Rock has a "railroad fence" that forces pedestrians to look both ways before crossing. McFarland asked if there was enough room in the parking lot for school busses and Nelson stated that there will not be any school busses.

There was a discussion about the number of required parking spaces and Kreitzer reiterated that the parking requirements are stipulated in the Village code as 3 per 1000 square feet. Discussion also continued regarding safety and the proximity to the railroad tracks. Nelson stated that there is heavy customer traffic at the Dairy Joy (adjacent to the railroad tracks) and there is no safety fence.

Kreitzer moved to approve the request for variance and Kula seconded the motion. Roll call vote: McFarland-Aye, Marion-Aye, Kreitzer-Aye, Kula-Aye. Motion carried.

Nelson asked when the variance would be on a Board meeting agenda for approval. Constant

stated that this topic had not been on a Committee of the Whole meeting agenda and, per the Village President, all items for Board approval must be discussed (first) at a Committee of the Whole meeting. Nelson protested, stating that the subject had been presented during public comment at a Board meeting. Lundgren stated that members of the Board may be generally aware of the request, but they must be given the opportunity to fully review the application and codes. Trustee Constant will pass the Zoning Board of Appeals recommendation on to the Board and the Board will act accordingly.

ADJOURNMENT

Russ Kula moved to adjourn the meeting at 7:46 pm and John McFarland seconded the motion. Roll call vote: McFarland-Aye, Marion-Aye, Kreitzer-Aye, Kula-Aye. Motion carried.

Elizabeth Losiniecki, Village Clerk

Russell Kula, Chairman