

**VILLAGE OF HINCKLEY
PUBLIC HEARING & ZONING BOARD OF APPEALS MEETING MINUTES
MARCH 19, 2018**

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

Present: Chairman Russ Kula, Commissioners Joan Umano, Missi Lewis, Gerald Bahl, Jason DeBernardi, Danielle Marion, and Joe Edmeier. Quorum Established.

Absent: None.

Also Present: Village Clerk Elizabeth Losiniecki, Village Attorney Kristine Gibbons, Petitioner Louis Manivong, and Michael Nicolosi (Rethink Electric).

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

Agenda item for Discussion/Approval: Minutes from July 10, 2017 ZBA Hearing
Commissioner Lewis moved to approve the July 10, 2017 Zoning Board of Appeals meeting minutes and Joan Umano seconded the motion. Roll call vote: Umano-Aye, Lewis-Aye, Bahl-Aye, Kula-Aye, DeBernardi-Aye, Marion-Aye, Edmeier-Aye. Motion carried.

Chairman Kula gave an overview of the petition.

PUBLIC HEARING AGENDA ITEM: Zoning variance for property located at 530 East McKinley Avenue, Hinckley, IL, 60520, PIN 15-14-18-3005, Zoned R-1A. Petitioner is requesting that a variance be granted to allow for solar panels to be placed in the side yard, rather than the rear yard as the zoning ordinance allows. The application was submitted by Louis Manivong, 530 East McKinley Avenue, Hinckley, Illinois. Mr. Manivong explained that he would like to put solar panels in the side yard in order to maximize sun exposure. The current ordinance allows for solar panels in the rear yard only.

Mr. Manivong stated that he had spoken to his neighbors and that none had objections to the side yard placement. Village Clerk Losiniecki confirmed that no objections had been received at the Village Hall and that all notices had been sent to neighbors. Commissioner Bahl asked why the panels needed to be in the side yard and Mr. Manivong stated that the side yard placement would allow for the most sun exposure. Attorney Gibbons read the "staff report" that she had prepared and distributed, and concluded with a recommendation to approve the variance request. Discussion followed regarding the placement, size, dimensions, and safety of the panels. Mr. Manivong read a prepared statement regarding his commitment to the community. Commissioner Lewis moved to recommend approval of the variance request and Joe Edmeier seconded the motion. Roll call vote: Lewis-Aye, Bahl-Aye, DeBernardi-Aye, Marion-Aye, Umano-Aye, Edmeier-Aye, Kula-Aye. Motion carried.

CLOSE PUBLIC HEARING: The Public Hearing closed at 7:25 PM.

OPEN ZONING BOARD OF APPEALS MEETING: The Zoning Board of Appeals Meeting was called to order by Chairman Russ Kula at 7:26 PM.

Present: Chairman Russ Kula, Commissioners Joan Umamo, Missi Lewis, Gerald Bahl, Jason DeBernardi, Danielle Marion, and Joe Edmeier. Quorum Established.

Absent: None.

Also Present: Village Clerk Elizabeth Losiniecki, Village Attorney Kristine Gibbons, Petitioner Manivong, and Michael Nicolosi (Rethink Electric).

COMMENTS FROM PERSONS PRESENT:

None.

AGENDA ITEM FOR DISCUSSION/APPROVAL: A request for the following text amendments to the Village of Hinckley Code of Ordinances, filed by the Village of Hinckley

- a. Amendments to Appendix A, Article 4, Section F. – Variances; Section 4 (a) (7)
- b. Amend from requiring applicant to provide 16 copies of application to requiring applicant to provide only 10 copies
- c. Amendment to Appendix A, Article 4, Section G. – Appeals
- d. Amend language from Appeals to include Appeals of Zoning Administrator’s Decision
- e. Amend Section G. – subsection 2- b.
- f. Amend from requiring applicant to provide 16 copies of application to requiring applicant to provide only 10 copies
- g. Add Section G. – subsection 4 – d.

Attorney Gibbons read the above requested amendments and Commissioner Bahl moved to approve the stated amendments. Danielle Marion seconded the motion. Roll call vote: Lewis-Aye, Bahl-Aye, DeBernardi-Aye, Marion-Aye, Edmeier-Aye, Umamo-Aye, Kula-Aye. Motion carried.

PUBLIC COMMENT: None.

ADJOURNMENT

Motion: Commissioner Lewis moved to adjourn the meeting at 7:40 PM. Joan Umamo seconded the motion. Voice Vote: All members voted yes. Motion carried.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk