

VILLAGE OF HINCKLEY
PUBLIC HEARING/ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 7, 2021

CALL BOARD MEETING TO ORDER: Meeting was called to order by Chairman Pritchard at 7:00 PM. Roll call was taken showing the following:

Present: Robert Pritchard, Rodney Davis, Matt Bish, and Steven Kreitzer. Quorum Established.

Absent: Danielle Marion, John McFarland, and Rebecca Von Drasek.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Tim Conklin, and Members of the Public.

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

APPROVAL OF THE AGENDA:

Steven Kreitzer moved to approve the agenda and Matt Bish seconded the motion. Voice Vote: All in favor. Motion carried.

PUBLIC COMMENT

None.

Chairman Pritchard OPENED the HEARING FOR REQUEST FOR VARIANCE AS FOLLOWS:

A request for a zoning variance to the Village of Hinckley Code of Ordinances. Filed by Richard Flaughner for the property commonly known as 110 W. Amie Avenue, Hinckley, IL. a. Appendix A, Article 3, Section D.c and Appendix A, Article 3, Section M of the Village of Hinckley Code of Ordinances, for the size limitation of an accessory structure (shed) on the property located within an R-1b Residential Single-Family (Medium Density) Zoning District.

COMMENTS FROM VILLAGE STAFF

Chairman Pritchard stated that the hearing is to consider the variance request for the property located at 110 Amie Street for the placement of a 12'x16' shed, which exceed the maximum size allowed by Village Code. Pritchard asked the Village Clerk if all required notices had been published and sent. Clerk Losiniecki stated that they had.

Richard Flaughner stated that he had been continually improving the property since he purchased it 20 years ago. He has added new siding, a new roof, and new windows. He would like the larger shed for storage to accommodate his business needs. He is replacing an existing shed. The new shed will be placed in the same spot as the existing. Pritchard asked if the shed will be outside of the utility easement. Flaughner stated that, to his knowledge, it would. He stated that he had moved the existing shed off the sewer easement several years ago.

Pritchard asked the shed was in keeping with the rest of the neighborhood and Flaughner stated that it will match the new siding and garage door. Pritchard asked if it will be a detriment to neighbors and Flaughner stated that it would not. Clerk Losiniecki stated that the Village Hall had received feedback from four neighbors in support of the variance request.

Attorney Conklin asked if a difficulty or hardship would arise for the applicant if the request were denied. Flaughner stated that he needs more storage space for his business and that the storage needs to be secure, which is why he wants to replace the "old run down shed."

Rodney Davis moved to recommend to the Board of Trustees the approval of the variance request. Steven Kreitzer seconded the motion. Roll call vote: Davis-Aye, Kreitzer-Aye, Bish-Aye, Pritchard-Aye. Motion carried.

Pritchard stated that the variance request will be on the agenda for the next Regular Board meeting for consideration and approval.

ADJOURNMENT

Steve Kreitzer moved to adjourn the meeting at 7:15 pm and Matt Bish seconded the motion. Voice vote: all in favor. Motion carried.

Elizabeth Losiniecki, Village Clerk

Robert Pritchard, Chairman