

**VILLAGE OF HINCKLEY
ZONING BOARD OF APPEALS
&
PUBLIC HEARING
MEETING MINUTES
NOVEMBER 7, 2022**

CALL TO ORDER:

The meeting was called to order by Chairman Pritchard at 7:00PM

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited.

ROLL CALL:

Chairman Robert Pritchard, Sharlene Thomason, Rebecca Von Drasek, Jennifer Klambauer, John McFarland, Steve Kreitzer, Matt Bish, Quorum Established.

ABSENT:

None

ALSO PRESENT:

Trustee Mike Constant, Attorney Tate Lundgren, and members of the Public.

APPROVAL OF THE AGENDA:

John McFarland made the motion to approve the agenda which was seconded by Steven Kreitzer.

ROLL CALL:

Robert Pritchard- Aye, Danielle Marion- Aye, Rebecca Von Drasek- Aye, Jennifer Klambauer- Aye, John McFarland- Aye, Steven Kreitzer- Aye, Matt Bish- Aye, Motion Carried

PUBLIC COMMENT (On Non - Agenda Items)

None

A REQUEST TO CHANGE CURRENT R-2 ZONING TO I-2 FOR THE FOLLOWING DESCRIBED PARCELS LOCATED AT 540 W. LINCOLN AVENUE, HINCKLEY, ILLINOIS, 60520:

PIN 15-15251004: PT OL 5 – OUTLOTS OF HINCKLEY – SEC 15 -T38N R5E

PIN 15-15251002: LOTS ON E ½ SEC 15 – PT LOT SW CORNER (N OF SCHOOL) – OUTLOT 5

PIN 15-15401005: WAGNER & MILLERS 2ND ADDITION – LOT 7 (EX6 FT) & ALL LOT 8 – BLOCK 1

Petitioner Stephen Nehring represents the owner, Gerald Clark Nehring Trust #101, DBA Hinckley Concrete Products.

PROCEDURE:

I: Open Hearing

Chairman Pritchard opened the meeting asking the petitioner, Steve Nehring, to approach the podium. As Mr. Nehring approached Chairman Pritchard advised all required materials were presented & accounted for. Mr. Nehring advised they were unaware of the zoning changed in 2009 & there is a party interested in purchasing the property, but are not interested if the property is zoned R-2.

ii: Comments from Village Staff

None

iii: Public Comment

None

iv: Close Hearing

Hearing Closed

v: Questions and Comments from ZBA Members

Member Kreitzer asked Steven Nehring if his father may have known about the zoning change in 2009, Steven Nehring believed the zoning change was passed without his father's knowledge. Trustee Constant advised the ZBA that all legal requirements were followed regarding the 2009 public hearing. Chairman Pritchard asked Steven Nehring if he was making the petition due to a hardship on his Business; Steven Nehring responded he feels the property does not lend itself for residential use & it's suited for a precast business.

Steven Nehring said he will require easement rights for the east and west entry / exit ways.

Chairman Pritchard asked Dr. McGuire (who was seated in the audience) if he had any comments. Dr. McGuire advised his concern (with the possible new owners) is the shared use for the driveway.

Steven Nehring advised he cannot control how the new owners run the business, but he will make sure there will be easements for the driveways. Rebecca Von Drasek asked if there was need for all 12.81 acres & questioned why a plat of survey was not submitted, Mrs. Nehring advised an aerial view of the property was provided to the Village.

vi: Action for Recommendation of ZBA

Member Klambauer believes that the property should be returned to I-2, Member Bish agreed with member Klambauer. Member Kreitzer advised he is concerned with the proximity to the school and the possible impact on the children. Member Von Drasek referenced a return to I-2 would be a right under the zoning code. Member Von Drasek also advised the original map amendment was a village wide amendment.

John McFarland made a motion to change the zoning map from R-2 to I-2 and seconded by Member Bish.

ROLL CALL:

Robert Pritchard- Aye, Sharlene Thomason- Nay, Rebecca Von Drasek- Abstained, Jennifer Klambauer- Aye, John McFarland- Aye, Steven Kreitzer- Nay, Matt Bish- Aye, Motion Carried

Adjournment:

Chairman Pritchard asked the members for a voice vote for adjournment, Member Von Drasek made the motion, which was seconded by Member Bish, all members voted to adjourn.

John P. Weibler, Deputy Clerk

Robert Pritchard, Chairman