

**VILLAGE OF HINCKLEY
PUBLIC HEARING & ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 16, 2019**

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 Rodney Davis. Quorum Established.

Absent: Jerry Bahl.

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

4. Chairman Kula moved to approve the agenda and Commissioner Umano seconded the motion. Motion carried by voice vote.

5. Agenda item for Discussion/Approval: Minutes from December 2, 2019 Planning Commission Meeting

Commissioner Davis moved to approve the December 2, 2019 Planning Commission meeting minutes and Joan Umano seconded the motion. Roll call vote: Umano-Aye, Kula-Aye, Davis-Aye, Marion-Aye, McFarland-Aye. Motion carried.

6. PUBLIC COMMENT: None.

7. 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**

Chairman Kula 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 Danielle Marion asked why the applicant isn't going straight off the house and Commissioner Kula stated that the owner is trying to avoid a 200 year old oak tree.

iii. Testimony/Comments from Applicant

Applicant not present.

i. Testimony/Comment from Public

None.

ii. Close Public Hearing

Chairman Kula closed the Public Hearing at 7:10pm.

b. Discussion and Recommendation by the Zoning Board of Appeals

i. Questions and Comments from ZBA Members

None.

ii. Recommendation and Action by ZBA

Danielle Marion moved to approve the variance request and Russ Kula seconded the motion. Roll call vote: Kula-Aye, Umano-Aye, Davis-Aye, Marion-Aye, McFarland-Aye. Motion carried.

Chairman Kula stated that there will be a public hearing on January 6, 2020 at 7:00pm to hear a request for a zoning map amendment for 335 W. Lincoln Avenue.

ADJOURNMENT

Motion: Commissioner Umano moved to adjourn the meeting at 7:15 PM. Russ Kula seconded the motion. Voice Vote: All members voted yes. Motion carried.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk