

**VILLAGE OF HINCKLEY
ZONING BOARD OF APPEALS
&
PUBLIC HEARING
APRIL 17, 2023
MEETING MINUTES**

CALL TO ORDER:

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

ROLL CALL:

Chairman Robert Pritchard, John McFarland, Steven Kreitzer, Matt Bish, Quorum Established.

ABSENT:

Rebecca Von Drasek, Jennifer Klambauer, Sharlene Thomason.

ALSO PRESENT:

Trustee Mike Constant, Clerk Elizabeth Losiniecki, Attorney Tim Conklin

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited.

APPROVAL OF THE MODIFIED AGENDA:

Chairman Pritchard asked for a modified agenda motion so items referring to chapter 6 alcoholic beverages may be removed since these items do not pertain to the Zoning Board of Appeals. Matt Bish made the motion to approve the modified agenda which was seconded by Steven Kreitzer.

ROLL CALL:

Robert Pritchard- Aye, John McFarland - Aye, Steven Kreitzer – Aye, Matt Bish- Aye, Motion Carried

PUBLIC COMMENT

None

PREVIOUS PUBLIC HEARING MINUTES PRESENTATION & VOTE:

Chairman Pritchard asked for a motion to approve the Public Hearing Minutes as written, Steven Kreitzer made the motion to approve the minutes as written which was seconded by Matt Bish.

ROLL CALL:

Robert Pritchard – Aye, John McFarland – Aye, Steven Kreitzer – Aye, Matt Bish – Aye; Motion Carried.

REQUEST:

1. Amendment to Appendix A of the Village Code of Ordinances- “Zoning Code”, Article 5- “Zoning Districts and Boundaries”, Section H- “District Lot Regulations”, Subsection A- “ Use Table”, Subsection 6- “Transportation and Automotive” to add “Service Station” as a permitted use in the B-3 zoning district; and to consider a request for;
2. Zoning Variance for Chapter 18 Buildings and Building Regulations, Article V Signs, Table 1, building size and/or maximum sign height to allow for the installation of a “pole sign” not to exceed 25’ for a building size not to exceed 3500 square feet.

Petitioner is Casey’s Retail Company

PROCEDURE:

i: Open Hearing

- Chairman Pritchard opened the public hearing by detailing the Zoning & Text amendment request.

ii: Comments from Village Staff

Clerk Losiniecki informed the board that the “service station” definition was no longer in the code of Ordinance and what is before the board is allowing “service station” in a B-3 District. Chairman Pritchard reiterated that “Service Station” would go under the “Use Table” Subsection 6 “Transportation and Automotive” as permitted in the B-3 zoning district.

iii: Public Comment

None

iv: Close Hearing

Hearing Closed

v: Questions and Comments from ZBA Members

Member Kreitzer inquired as to why this change did not happen after being discussed in previous meetings. Chairman Pritchard informed the members, the Village Board did not want to make any changes until a petitioner came forward and requested a change. Chairman Pritchard asked the members if there were any comments on whether this should be a permitted or special use; the petitioner has requested a permitted use. Member Kreitzer related this should be a permitted use since this topic was discussed at length previously. Member Kreitzer would like the submission to the village board to contain the previously discussed conditions.

Chairman Pritchard advised the ordinance does not allow any signage. Eric Tracey (rep for Casey’s) advised the pole sign is a standard practice for a service station. Chairman Pritchard asked if Casey’s has used other sign designs. Richard McMann (rep from Casey’s) advised the size of the sign is important. Different types of signs are used in communities that don’t allow pole signs or where traffic is conducive for a marquee sign. Richard McMann further advised they wish to match the pole sign in Waterman & a pole sign would keep them competitive with the BP Gas Station. With the posted speed limit signs on Rt. 30 a monument sign would be hard to see. Steven Kreitzer asked why not an 18’ sign, Richard McMann stated He wanted to be consistent with Waterman.

vi: Action for Recommendation of ZBA

Adding “Service Station” to the Transportation & Automotive Subsection Steven Kreitzer made to the motion to approve which was seconded by Matt Bish

Roll Call

Robert Pritchard-Aye , John McFarland – Aye, Matt Bish- Aye, Steven Kreitzer - Aye, Motion Carried

Adding the Zoning Variance for Chapter 18 Buildings and Building Regulations, Article V Signs, Table 1, building size and/or maximum sign height to allow for the installation of a “pole sign” not to exceed 25’ for a building size not to exceed 3500 square feet, John McFarland made the motion to approve the variance which was seconded by Matt Bish.

ROLL CALL

Robert Pritchard - Nye, John McFarland - Aye, Steven Kreitzer - Aye, Matt Bish – Aye; motion did not carry.

Adjournment:

All in favor vote to Adjourn.

Robert Pritchard, Chairman

John P. Weibler, Deputy Clerk