

VILLAGE OF HECKER ZONING BOARD OF APPEALS MEETING

Tuesday, March 27, 2018 at 7:00 p.m.
Public Hearing Village Hall, 151 West Monroe Street,
Hecker, Illinois.

Meeting called to order by Chairman Mark Maddox at Village Hall, Hecker, Illinois, on March 27, 2018 at 7:00 pm.

Roll call was taken by Secretary Joan Wittenauer with the following members present:

David Bruss
Mark Grohmann
Deanna Louveau
Mark Maddox
Joan Wittenauer

Quorum present.

Also attending were Zoning Administrator Guy Briley, Village Attorney Myron Hanna, and resident Ronald A. Seering, Sr.

A written request was made by Randall Paul Haskenhoff for a variance to allow for the placement of an accessory structure in the front setback at 141 East Back Street, Hecker, Illinois, that would otherwise be prohibited by the Zoning Code. Notice of the hearing was published in the Belleville News Democrat and mailed to adjoining property owners.

Ronald Seering was sworn and testified in support of the application for a variance. He testified that he had resided at the subject property for the past 3 years and that he was a month to month tenant of the property owner. He testified that he had constructed the carport on the property with the permission of the property owner. He was somewhat aware of the setback restriction applicable to the property, but thought he was entitled to put up the carport as the Village had not yet passed an ordinance prohibiting more than one accessory structure of the same type. He apologized for not seeking a variance before constructing the carport. He responded to various questions and suggestions from the Board regarding other possible locations for the carport. He stated that the presence of a large tree on the property, as well as the location of the existing residence and the property lines, made other locations for the carport impractical.

No other person appeared in opposition to this application.

Pursuant to a roll call vote, the Board went into closed session at 7:24 p.m. to consider evidence presented in the open hearing. The Board came out of closed session at 7:49 p.m. and resumed the open hearing. Discussion was held regarding the requested variance.

A motion made by David Bruss moved for recommendation to the Board of Trustees of the variance as requested by applicant, based upon the following findings by the Zoning Board of Appeals:

- (a) the property cannot yield a reasonable return if the regulations are strictly applied;
- (b) the plight of the applicant is due to peculiar circumstances not of his own making;
- (c) the variance will not be detrimental to public health, safety and welfare;
- (d) the circumstances surrounding this request are not applicable to other property;
- (e) The variance will not alter the essential character of the area.

Mark Grohmann seconded the motion. The vote was as follows:

	AYE	NAY	ABSTAIN	ABSENT
Brinkmann	_____	_____	_____	__x__
Bruss	__x__	_____	_____	_____
Grohman	__x__	_____	_____	_____
Louveau	__x__	_____	_____	_____
Maddox	__x__	_____	_____	_____
Blackwell	_____	_____	_____	__x__
Wittenauer	_____	__x__	_____	_____

Based upon the foregoing, the Zoning Board of Appeals makes its recommendation to the Board of Trustees that the requested variance be granted.

A motion was made by Mark Grohmann, seconded by David Bruss to adjourn the meeting at 7:53 p.m. All aye.

Respectfully submitted,

Joan Wittenauer
Secretary