

Zoning Board of Appeals  
Village of Hecker, Illinois

Minutes

The meeting called to order by Chairman Mark Maddox at Village Hall, Hecker, Illinois, on October 8, 2019 at 7:05 pm with the Pledge of Allegiance to the Flag of the United States.

Zoning Board members present were:

Mark Grohmann

Deanna Louveau

Mark Maddox

Joan Wittenauer

There is a Quorum present.

Also in attendance were Zoning Administrator Guy Briley, Mayor Charles Kujawski and Joseph Gregson.

A written request was made by Joseph and Janet Gregson for (a) a special use permit to build a dwelling on the subject property and (b) a variance to allow for a setback other than would otherwise be required by the Zoning Code. Notice of the hearing was published in the Belleville News Democrat and mailed to adjoining property owners.

Charles Kujawski testified in support of the application for a variance. He testified that there are other residences in the Business II District and that allowing the setback of fifteen (15) feet instead of the twenty-five (25) required by code will not alter the essential character of the area.

Joseph Gregson answered questions concerning the building plans.

No one appeared in opposition to this application.

Pursuant to a roll call vote, the Board went into closed session at 7:11 p.m. to consider evidence presented in the open hearing. The Board came out of closed session at 7:18 p.m. and resumed the open hearing. Discussion was held regarding the requested special use permit and variance.

Member Mark Grohmann moved for recommendation to the Board of Trustees of the **special use permit for a residence in Business II District** 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; and
- (f) the proposed special use will adequately protect public health, safety, and welfare.

Member Deanna Louveau seconded. The vote was as follows:

	AYE	NAY	ABSTAIN	ABSENT
David Bruss	_____	_____	_____	<u>  X  </u>
Mark Grohman	<u>  X  </u>	_____	_____	_____
Deanna Louveau	<u>  X  </u>	_____	_____	_____
Mark Maddox	<u>  X  </u>	_____	_____	_____
Dustin Blackwell	_____	_____	_____	<u>  X  </u>
Joan Wittenauer	<u>  X  </u>	_____	_____	_____

Member Mark Grohmann moved for recommendation to the Board of Trustees of the **setback 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; and
- (f) the proposed special use will adequately protect public health, safety, and welfare.

Member Deanna Louveau seconded. The vote was as follows:

	AYE	NAY	ABSTAIN	ABSENT
David Bruss	_____	_____	_____	<u>  X  </u>
Mark Grohman	<u>  X  </u>	_____	_____	_____
Deanna Louveau	<u>  X  </u>	_____	_____	_____
Mark Maddox	<u>  X  </u>	_____	_____	_____
Dustin Blackwell	_____	_____	_____	<u>  X  </u>
Joan Wittenauer	<u>  X  </u>	_____	_____	_____

A motion was made by Mark Grohmann, that based upon the foregoing, the Zoning Board of Appeals makes its recommendation to the Board of Trustees that the **requested special use permit and variance be granted.**

Member Deanna Louveau seconded. The vote was as follows:

	AYE	NAY	ABSTAIN	ABSENT
David Bruss	_____	_____	_____	<u>  X  </u>
Mark Grohman	<u>  X  </u>	_____	_____	_____
Deanna Louveau	<u>  X  </u>	_____	_____	_____
Mark Maddox	<u>  X  </u>	_____	_____	_____
Dustin Blackwell	_____	_____	_____	<u>  X  </u>
Joan Wittenauer	<u>  X  </u>	_____	_____	_____

Member Mark Grohmann moved to adjourn the meeting. Member Joan Wittenauer seconded. Meeting adjourned at 7:22 p.m.

Joan Wittenauer  
Secretary , Zoning Board of Appeals