

**Village of Hilton Zoning Board  
Meeting Minutes of April 20, 2011**

Member's Present: Chairman Richard Bjornholm, Richard LaForce,  
Pat Holenbeck, Tom Scheg

Member's Absent: Dave Wright

Administration Present: Mike Lissow; Code Enforcement Officer,  
Debbie Jones; Recording Secretary

Administration Absent: Larry Speer; Village Board Liaison

Guests: Craig Faulks

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

**1. CONTINUATION OF USE VARIANCE REQUEST – 100 LAKE AVE**

Application of Craig Faulks, 100 Lake Avenue, for a Use Variance to operate a four (4)-unit rental property, the structure is currently an approved three (3) unit rental property. Per Section 24-302-A, of the Hilton Zoning Code. This property is zoned Residential District.

Craig Faulks was present to represent this application.

**PUBLIC COMMENT:**

**Opened at 7:02 pm**

**Closed at 7:03 pm**

**BOARD COMMENT:**

**Member Holenbeck:** Asked the applicant if 2 apartments could be combined into 1? Mr. Faulks stated with some construction work it could be done.

**Member Scheg:** Had no questions for the applicant but stated the previous owner owned the property for 15 years.

**Member LaForce:** No questions

**Chairman Bjornholm:** Asked how long have you owned property? Mr. Faulks replied he has owned it for 10 years. Chairman Bjornholm then asked, when you purchased the property, how many units were occupied? Mr. Faulks replied there were 4 units occupied and he lived in unit 1 at that time. He explained that currently units 1,2 & 4 are occupied. Mr. Faulks presented the Board with a map showing the yard space and parking area. Chairman Bjornholm asked the applicant if you were aware that previous owners of this property had come before the Board for the same request and they were turned down? Mr. Faulks stated that he was not aware. Chairman Bjornholm asked what other avenues have been done to increase income for this property? Mr. Faulks stated he has increased the rent and feels he is at the maximum; charging \$500 for a 1 bedroom and \$600 for a 2 bedroom unit per month. He noted he uses leases for his tenants.

Chairman Bjornholm asked for a motion to approve the variance request, there was no motion made.

Chairman Bjornholm then asked for a motion to deny. Tom Scheg made the motion to deny based on the variance would make the property unique to the neighborhood. One and two family homes are allowed and this property already has a variance to allow three families. Also the requested use variance if granted will alter the essential character of the neighborhood. Again one and two family homes are allowed and if approved this would be a four family. Pat Holenbeck seconded the motion. **Motion** denied 4-0, Dave Wright absent.

Chairman Bjornholm explained to the applicant the reasoning behind the denial of his application and told him what his choices are at this point; approaching the Village Board or the Supreme Court (Article 78).

## **REPORTS**

Liaison's Report - Larry Speer not present  
Zoning Code Officer's Report - Mike Lissow gave his report  
Chairman's Report - Chairman Bjornholm gave his report.

## **MINUTES**

**Motion** to approve the February 22, 2011 minutes as submitted, was made by Pat Hohenbeck , seconded by Richard LaForce . **Motion** approved 4-0, Dave Wright absent.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:52 p.m. **Motion** made by Richard LaForce, seconded by Tom Scheg . **Motion** approved 4-0, Dave Wright absent.

Respectfully Submitted,

Debbie Jones, Recording Secretary