



## ZONING BOARD OF APPEALS MEETING MINUTES

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**Date:** MONDAY, APRIL 19, 2021  
**Location:** VILLAGE HALL, 401 ST. JOHN'S DRIVE, SHERMAN, IL 62684  
**Time:** 5:30PM  
**Type:** MEETING & PUBLIC HEARING OF THE VILLAGE ZONING BOARD OF APPEALS

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### ZONING BOARD MEMBERS IN ATTENDANCE

Keith Bull, Chair; Jane VanHoos, Vice-Chair; Randy Burge, Member; Abby Bybee, Member; Kurtis Ratliff, Member; Krista Sherrock, Member

Absent: Dave Rush, Member.

### OFFICIALS IN ATTENDANCE

Michael Stratton, Village Administrator/Zoning Administrator; Sean Bull, Village Clerk

### PUBLIC IN ATTENDANCE (From Sign In Sheet)

### OPENING

1. Roll Call. Clerk Sean Bull conducted roll call of the Zoning Board of Appeals. Chair Keith Bull indicated that there was a quorum present to conduct Zoning Board business.
2. Pledge of Allegiance. Mike Williams led the group in the Pledge of Allegiance.
3. Presentation of Minutes of September 9, 2019 Zoning Board Meeting. Minutes of the September 9, 2021 Zoning Board of Appeals was presented. Chair Keith Bull asked if there were any corrections or additions. There being none, Chair Keith Bull entertained a *Motion to Approve the minutes as presented by the Clerk by Vice Chair VanHoos, seconded by Member Bybee. Roll Call Vote with Ayes having it (5/0). Motion Passed.*

### PUBLIC HEARING

Chair Keith Bull entertained a *Motion to open the public hearing. Motion by Member Sherrock, seconded by Member Ratliff. Roll call vote will ayes having it 5-0. Board in Public Hearing.*

Chair Keith Bull read into the record, the purpose of the public hearing is to consider the petition submitted Mr. & Mrs. Bruce Beal of 2309 Mascouten Drive, Springfield, LI for variance to side yard setback at 901 Flagglan Drive, Sherman.

Chair Keith Bull called the petitioner forward and asked the Clerk to swear them in. Clerk Sean Bull swore in Mr. Bruce Beal.

Chair Keith Bull asked Mr. Beal to present their request to the Board. Mr. Beal addressed the Board with his request for variance to the side yard setback for the purposes of a future construction of single-family residence. Chair Bull asked if there were any questions of the Members.

Chair Keith Bull asked if there were anyone else that would like to address the Board on the petitioner's request. Clerk Sean Bull swore in Ms. Jennifer Franklin. Ms. Franklin addressed the Board and provided copy to all members of documents and pictures noting the width of the lot was changed from 90 ft to 80 ft. Documents and pictures attached to minutes as part of the record. Ms. Franklin noted no objection to the petitioner's request for side yard reductions to 20 ft but noted the lot width is only 80 feet not 90 feet. Board members discussed further noting the petition was variance was for the side yard setbacks and not for building permit for residential construction.

Chair Bull noted the Village Engineer could not be present for the meeting but has provided written recommendation to the Board based on his review of the petition. Chair Bull requested Zoning Administrator Stratton read the letter aloud and make it part of the minutes of the meeting. Zoning Administrator Stratton read aloud the letter of recommendation by KnT Engineers, Kevin Kuhn lead engineer. Attached as part of the minutes of record.

#### **PUBLIC COMMENT.**

Chair Keith Bull asked if there was anyone else that wanted to address the Board. There being none, Chair Bull moved to the adjourn the public hearing.

#### **ADJOURNMENT OF PUBLIC HEARING – RETURN TO REGULAR SESSION**

Chair Bull requested a *Motion to adjourn the public hearing and return to regular session of the Zoning Board of Appeals. On motion by Vice Chair VanHoos, seconded by Member Ratliff and all in favor, the Public Hearing was adjourned, and Zoning Board returned to regular session.*

#### **ACTION**

Chair Bull asked if the Board had any further questions on the petition. There being no further questions of the Board, Chair Bull called for a *Motion to approve the petition as presented by the petitioner and make recommendation to the Village Board of Trustees at their next regular scheduled Board meeting. Motion by Vice Chair VanHoos, seconded by Member Bybee. Roll Call Vote with Ayes having it 5-0. Motion passed.*

#### **ADJOURNMENT**

Chair Bull noted there was no further matters to come before the Zoning Board and entertained a motion to adjourn the regular meeting. *Motion by Member Ratliff, seconded by Vice Chair VanHoos. Voice Vote with Ayes having it (5/0). Motion Passed. Meeting was adjourned at 6:17pm.*