

**VILLAGE OF MACKINAW  
ZONING BOARD OF APPEALS  
Wednesday – February 18, 2026**

**MINUTES OF THE RESCHEDULED MEETING OF THE ZONING BOARD OF APPEALS HELD  
AT THE MACKINAW MUNICIPAL BUILDING AT 7:00 P.M.**

The meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.  
This was a regularly scheduled meeting.

**I. CALL TO ORDER: @ 7:00 p.m.**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:**

**Present: 7 – Board Chairman:** Tad Myers **Board Members:** Willie Cotton, Steve Powell Sr., Brandon Schmidgall, Todd Smith, Nathan Walcott, and Kevin Wilkins

**Also Present:** Recording Secretary Amanda Nunley, Zoning Officer Joe McGrath, and Brett Kaiser

**Absent: 0**

**IV. CONSENT AGENDA ITEMS:**

**A.** Approval of November 12, 2025, meeting minutes Smith moved, seconded by Wilkins to approve the minutes of the regular meeting minutes of June 11, 2025, as submitted.

On a roll call, the vote was:

**Ayes: 7 – Board Chairman:** Tad Myers **Board Members:** Willie Cotton, Steve Powell Sr., Brandon Schmidgall, Todd Smith, Nathan Walcott, and Kevin Wilkins

**Nays: 0**

**Absent: 0**

There being seven affirmative votes, the **motion carried**

**V. PUBLIC HEARING (7:05 PM)**

**Variance request received by Wade Schmidgall, 504 S Main St., Mackinaw, IL to permit any yard, court, buffer strip, setback line or spacing between buildings of less dimension than required by the applicable regulation being §153.54 Setback Lines of the Village code.**

Public Hearing started at 7:05 pm. Zoning Officer Joe McGrath discussed with the board the variance requested. Upon discussion the board feels that the variance should not be granted to extend beyond the 8' (eight feet) that would fall within the 25' front yard setback. Extension to the requested distance would place the steps very close to the sidewalk. The zoning board discussed and is making the recommendation to the Village

Board to deny the variance to Wade Schmidgall at 504 S. Main St. to allow a front yard setback of 23' (twenty-three feet) instead of 25' (twenty-five feet).

Public Hearing closes at 7:10 pm

**VI. PUBLIC HEARING (7:10 PM)**

**Recommendation of current condominium to zero-lot line property to re-subdivision plat dividing lots 202 and 204 Tulip Dr., Mackinaw, IL 61755**

Public Hearing started at 7:10 pm. Brett Kaiser owner of the above-mentioned properties, attended the public hearing. Mr. Kaiser explained to the board that currently these two properties have a condo agreement. If he were to sell the property with a condo agreement the new owners would only own the inside of the property, not including the yard that would come with each property. By rezoning it to a zero-lot line it would give him the ability to sell each individual side including the yard space. It is the recommendation of the Zoning Board to allow the property to be rezoned as a zero-lot line property. Mr. Kaiser's attorney has included all information regarding the legalities in filing this properly with the county. The Zoning Board of Appeals recommends the Village Board approves the attached ordinance.

Public Hearing closes at 7:15 pm

**VII. PUBLIC COMMENT: None**

**VIII. ADMINISTRATION: None**

**IX. BUILDING PERMIT REPORT: Building permit report reviewed.**

**X. ZONING CODE ADDITIONS/UPDATES: None**

**XI. NEW BUSINESS: None**

**XII. ADJOURNMENT: 7:35 PM**

There being no further business to come before the Board, Board Member Wilkins moved, seconded by Board Member Walcott to adjourn. **Motion Carried.**

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Amanda Nunley  
Recording Secretary  
**Posted: April 9, 2026**