

VILLAGE OF MACKINAW
ZONING BOARD OF APPEALS
Wednesday – July 9, 2025

MINUTES OF THE REGULAR 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: 4 – Board Chairman: Tad Myers **Board Members:** Willie Cotton, Steve Powell Sr.,
Brandon Schmidgall, Todd Smith, and Kevin Wilkins
Also Present: Recording Secretary Amanda Nunley and Jeff Woodard
Absent: 1 – Board Members: Nathan Walcott

IV. CONSENT AGENDA ITEMS:

A. Approval of June 11, 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: 4 – Board Chairman: Tad Myers **Board Members:** Steve Powell Sr.,
Nathan Walcott, and Kevin Wilkins

Nays: 0

Absent: 3 – Board Members: Willie Cotton, Brandon Schmidgall and Todd
Smith

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

V. PUBLIC HEARING (7:05 PM)

**Variance request received by Larry Young, 601 Brendalyn Dr., 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. Jeff Woodard located to the east of the new
construction attended the meeting. Mr. Woodard was concerned about encroachment on
his property, however; once explained that the decreased setback would be on the west
side of the property and not the east side Mr. Woodard no longer had any concerns with
this variance. The zoning board discussed and is making the recommendation to the

Village Board to grant the variance to Larry Young at 601 Brendalyn Dr to allow a side yard set back of 7' instead of 10' on the west side of the property.

Public Hearing closed at 7:09 pm

VI. PUBLIC HEARING (7:10 PM)

Variance request received by Anthony Allison, 31715 Fast Ave., 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 and §153.52(G) Accessory structures must be fully enclosed, consisting of no less than four (4) permanent walls and a roof, operable doors, fixed or operable window. No stored materials or vehicles shall obstruct any door or window operation, nor project outside the structure's perimeter. No accessory structure for storing vehicles, nor any accessory structure of a size capable of storing vehicles shall have metal or steel siding. No carports shall be allowed as accessory structures. An accessory structure may not exceed one thousand two hundred (1,200) square feet or eight percent (8%) of the lot area, whichever is less; but not to exceed maximum thirty percent (30%) lot coverage of all structures. If a contiguous tract or property is located in the Village limits and contains one and one-half (1-1/2) acres or more, no accessory structure shall exceed three thousand six hundred (3,600) square feet of three percent (3%) or the lot area, whichever is less but not to exceed maximum thirty percent (30%) lot coverage of all structures of the Village Code.

Public Hearing started at 7:10 pm. It is the recommendation of the Zoning Board to allow the additional accessory structure and allow steel siding on the additional accessory structure. The Zoning Board of Appeals recommends to the Village Board to approve the above variance.

Public Hearing closed 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:** 7:16 PM

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

Amanda Nunley
Recording Secretary
Posted: August 14, 2025