

**VILLAGE OF MACKINAW
ZONING BOARD OF APPEALS
Wednesday – September 22, 2021**

MINUTES OF THE SPECIAL 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 specially scheduled meeting.

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

II. PLEDGE OF ALLIGANCE

III. ROLL CALL:

Present: 5 – Board Chairman: Ted Laidig **Board Members:** Tad Myers, Steve Powell Sr., Todd Smith and Kevin Wilkins

Also Present: Recording Secretary Nunley, Bill Embry, Victor Grethey, Kathy Grethey, Ray and Justin Fox

Absent: 2 – Board Members: Kraig Kamp and Chuck Lowery

IV. PUBLIC COMMENT: None

V. PUBLIC HEARING: Recommendation to Change the Zoning Classification at 407 Leopold St., Mackinaw, Tazewell County from C-Commercial (County) to I-Industrial (Village), due to Annexation into the Corporate Limits.

Hearing opened at 7:05 pm: Public hearing was held regarding a change to zoning classification at 407 Leopold St., Mackinaw, Tazewell County from C-Commercial (County) to I-Industrial (Village), due to annexation into the corporate limits. Bill Embry presented information to the board regarding the differences in uses between County and Village. Mr. Embry states that upon annexation into the Village corporate limits he would not allow certain permitted uses in industrial zoning that the Village would have allowed. Upon discussion, Board Member Myers moved, seconded by Board Member Smith to recommend to the Village Board to approve the change of the zoning classification at 407 Leopold St., Mackinaw, Tazewell County from C-Commercial (County) to I-Industrial (Village) due to annexation into the corporate limits of the Village of Mackinaw. On a roll call, the vote was:

Ayes: 5 – Board Chairman: Ted Laidig **Board Members:** Tad Myers, Steve Powell Sr., Todd Smith and Kevin Wilkins

Nays: 0

Absent: 2 – Board Members: Kraig Kamp and Chuck Lowery

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

Public hearing closed at 7:16 pm

Bill Embry, Victor Grethey, Kathy Grethey and Ray exited the meeting at 7:16 p.m.

VI. PUBLIC HEARING: Recommendation to the Variance Request Received by Justin Fox of 511 E. Madison St., Mackinaw for Setback of Side Yard Depth to be 3' Instead of 10'.

Hearing opened at 7:16 pm: Public hearing was held regarding a variance request received by Just Fox of 511 E. Madison St., Mackinaw, IL to permit any yard, court, buffer strip, setback line or spacing between

buildings of a less dimension than required by the applicable regulation as stated in Section 153.055(B) of the Village code. Mr. Fox presented pictures and spoke with the board for the reasonings of why he was requesting a setback of less than 10' in the side yard of his property. The board presented questions regarding water runoff, Mr. Fox states that gutters will be placed on the building and directed to the middle of his current backyard. Upon discussion, Board Member Smith moved, seconded by Board Member Wilkins to recommend to the Village Board to approve the side yard setback of 3' instead of 10'. On a roll call, the vote was:

Ayes: 5 – Board Chairman: Ted Laidig **Board Members:** Tad Myers, Steve Powell Sr., Todd Smith and Kevin Wilkins

Nays: 0

Absent: 2 – Board Members: Kraig Kamp and Chuck Lowery

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

Public hearing closed at 7:25 pm

VII. ADMINISTRATION:

A. **Change Meeting Date from First Wednesday of the Month to Second Wednesday of the Month:** Due to work and family obligations Zoning Officer McGrath is requesting that the meetings be moved from the first Wednesday of each month to the second Wednesday of each month so that he can continue to attend the meetings and work with the members of the Zoning Board of Appeals on issues that arise due to zoning matters. Recording Secretary Nunley explains to the board that to make this change a notice of change must be posted in a newspaper of general circulation in the area at least 10 days in advance, in the municipality's principal office. The change will also be posted in the Mackinaw Post Office and Mackinaw Library as to help inform the public of the change. The October 6, 2021, meeting will be held at the normal time and place, moving forward starting in November the meetings will be scheduled for the second Wednesday of each month. Board Member Myers moved, seconded by Board Member Smith to move the regularly scheduled Zoning Board of Appeals meeting from the first Wednesday of each month to the second Wednesday of each month starting in November 2021. On a roll call, the vote was:

Ayes: 5 – Board Chairman: Ted Laidig **Board Members:** Tad Myers, Steve Powell Sr., Todd Smith and Kevin Wilkins

Nays: 0

Absent: 2 – Board Members: Kraig Kamp and Chuck Lowery

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

VIII. NEW BUSINESS: None

IX. ADJOURNMENT: 7:25 P.M.

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

Amanda Nunley
Recording Secretary
Posted: October 11, 2021