

**MINUTES OF THE MEETING
OF THE
DECATUR ZONING BOARD OF APPEALS**

Thursday, May 13, 2021 4:00 P.M.
Civic Center Theatre, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The, May 13, 2021 meeting of the Decatur Zoning Board of Appeals was called to order at 4:02 P.M. by Chairman Julie Lamb who determined a quorum was present.

Chairman Lamb welcomed Mr. Tom Brinkoetter as a new member of the Zoning Board of Appeals.

Members Present: Kim Aukamp, Tom Brinkoetter, Chris Brodnicki,
Zane Peterson, Leslie Risby, Julie Lamb

Leslie Risby participated through electronic attendance pursuant to the Open Meetings Act, 5 ILCS 120/7(c)(2) and a determination made by Mayor Julie Moore Wolfe that in-person meeting of all members of the Zoning Board of Appeals is not practical or prudent because of the COVID-19 pandemic.

Members Absent: Jeff Taylor

Staff Present: Greg Crowe, Joselyn Stewart, Amy Waks, Janet Poland

II. Approval of Minutes: April 8, 2021

It was moved and seconded (Brodnicki/Aukamp) to approve the minutes of the April 8, 2021 meeting of the Zoning Board of Appeals. Motion carried with Tom Brinkoetter abstaining.

Mr. Zane Peterson entered the meeting at 4:04 P.M.

III. New Business

Case No. 21-03 Petition of ERIC AND AMBER GEBBEN, for a variance in the provisions of the Zoning Ordinance (Ordinance #3512 as amended, Section VIII.C.5.b) to reduce the required side yard setback line from five (5) feet to three (3) feet to allow for the construction of an attached garage to replace the existing carport at 82 PENNSYLVANIA DRIVE

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Mrs. Stewart discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's recommendation for approval of the petition based on the staff report distributed to the Zoning Board of Appeals prior to the meeting (staff report is on file and is available for reviewing by request) with the following condition:

1. If the existing paved driveway leading to the proposed attached garage is replaced, it will be required to be repaved with asphalt or concrete.

Discussion amongst the Zoning Board of Appeals members and City Staff followed Mrs. Stewart's presentation including the existing carport setbacks and distance of the proposed garage from the property line.

Ms. Amber Gebben, petitioner, was sworn in by Mrs. Poland.

Ms. Gebben stated they want to build on an attached garage in the location of an existing carport.

There were no objectors present.

It was moved and seconded (Brinkoetter/Peterson) to approve Case. No. 21-03 as recommended by staff.

Upon call of the roll, Commission members Kim Aukamp, Tom Brinkoetter, Chris Brodnicki, Zane Peterson, Leslie Ribsby and Chairman Julie Lamb voted aye. Chairman Lamb declared the motion carried.

IV. Appearance of Citizens

No citizen expressed comments.

V. Comments and Information from Commission Members

No Commission members expressed comments.

VI. Adjournment

There being no further business, it was moved and seconded (Aukamp/Brodnicki) to adjourn the meeting.

Upon call of the roll, Commission members Kim Aukamp, Tom Brinkoetter, Chris Brodnicki, Zane Peterson, Leslie Risby and Chairman Julie Lamb voted aye.

Chairman Lamb declared the meeting adjourned at 4:08 P.M.