



## ZONING BOARD OF APPEALS MEETING MINUTES

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**Date:** MONDAY, AUGUST 7, 2023  
**Location:** SHERMAN VILLAGE HALL, 401 ST. JOHN'S DRIVE, SHERMAN, IL 62684  
**Time:** 6:00PM  
**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; Abby Bybee, Member; Dave Rush, Member

Members Absent: Randy Burge, Kurtis Ratliff

### OFFICIALS IN ATTENDANCE

Michael Stratton, Village Administrator/Zoning Administrator/Clerk

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

Matthew Hutton, Joanne Palmer, Bryan Blakely

### OPENING

1. Roll Call. Clerk Stratton 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. Commissioner Bybee led the group in the Pledge of Allegiance.
3. Presentation of Minutes of April 17, Zoning Board Meeting. Minutes of the April 17, 2023 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. Motion by Member Rush; seconded by Member VanHoos. Roll Call Vote with Ayes having it (4/0). Motion Passed.*

### PUBLIC HEARING/PUBLIC COMMENT

Chair Keith Bull entertained a *Motion to open the public hearing. Motion by Member VanHoos, seconded by Member Bybee. Roll call vote will ayes having it 4/0. Board in Public Hearing at 6:05pm.*

Chair Keith Bull read into the record the purpose of the public hearing is to consider the petition by Mr. and Mrs. Matthew Hutten for property located at 785 S First Street, Sherman, IL 62684, Parcel #06-36.0-204-022 to allow for front/corner yard setback variance to 1 foot from Village Right of Way to construct a four foot fence.

Chair Bull called the petitioner forward and others that will be speaking on the petition to be sworn in. Clerk Stratton swore in Petitioner. Petitioner Matthew Hutten addressed the Zoning Board on their request stating the reasons for their request.

Ms. Joanne Palmer 355 Turtle Dove Drive, Sherman 500 raised concerned as to the aesthetics of the fence so close to the sidewalk and different than the neighbor to the rear.

Mr. Bryan Blakely, resident and neighbor directly to the north of petitioner addressed the Board noting his fence along with another adjacent property owner to his north were granted variance to do the same as the petition and supported the petition.

Chair Bull noted that the Village Engineer has prepared letter noting he finds no reason related to engineering that the request cannot be granted.

Chair Bull asked if there were any questions of the Members. There being none, Chair Keith Bull asked if there were anyone else that would like to address the Board on the petitioner's request. There being none, Chair Bull called for adjournment of 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 Member Rush, seconded by Member VanHoos and all in favor, the Public Hearing was adjourned, and Zoning Board returned to regular session at approximately 6:20pm.*

#### **ACTION**

Chair Bull asked if the Board had any further questions on the petition. There being no further comments, Chair Bull requested a *Motion to recommend approval or denial to the Sherman Village Board on the petition of Mr. Matthew Hutten as presented. Motion by Vice Chair VanHoos, second by Member Bybee. Roll Call Vote with 4 ayes and 0 nays. Motion passes to recommend approval the Sherman Village Board at its next regular scheduled meeting.*

#### **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 Rush, seconded by Vice Chair VanHoos. Voice Vote with Ayes having it (4/0). Motion Passed. Meeting was adjourned at 6:20pm.*