

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

Thursday, November 12, 2020 4:00 P.M.  
Civic Center Theatre, Decatur Civic Center

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**I. Call to Order and Determination of a Quorum**

The, November 12, 2020 meeting of the Decatur Zoning Board of Appeals was called to order at 4:04 P.M. by Chairman Julie Lamb who determined a quorum was present.

Members Present: Chris Brodnicki, Zane Peterson.  
Leslie Risby, Jeff Taylor, Julie Lamb

Leslie Risby and Jeff Taylor 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: Kim Aukamp

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

**II. Approval of Minutes: September 10, 2020**

It was moved and seconded (Peterson/Taylor) to approve the minutes of the September 10, 2020 meeting of the Zoning Board of Appeals. Motion carried with Chris Brodnicki abstaining.

**III. New Business**

**Case No. 20-10 Petition of ROBERT WETZEL, for a variance in the provisions of the Zoning Ordinance (Ordinance #3512 as amended, Section II) to reduce the required minimum front yard setback building line from 35 feet to 32 feet at 4808 BEACON 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 recommendation:

1. The driveway leading to the proposed attached garage will be required to be paved with asphalt or concrete.

Mr. Robert Wetzel, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Wetzel stated he is representing his sister-in-law and mother-in-law, who is in a wheelchair. They have been long time residents of the home and many modifications have been made to accommodate their needs. They would like to build an attached garage which would be a huge improvement for their lifestyle, health and safety needs. The reduced setback will allow the wheelchair access to the attached garage.

There were no questions for staff or the representative.

It was moved and seconded (Brodnicki/Peterson) to approve Case. No. 20-10 as recommended by staff with the following recommendation:

1. The driveway leading to the proposed attached garage will be required to be paved with asphalt or concrete.

Upon call of the roll, Commission members Chris Brodnicki, Zane Peterson, Leslie Risby, Jeff Taylor 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 (Peterson/Brodnicki) to adjourn the meeting.

Upon call of the roll, Commission members Chris Brodnicki, Zane Peterson, Leslie Risby, Jeff Taylor and Chairman Julie Lamb voted aye. Chairman Lamb declared the meeting adjourned at 4:10 P.M.