



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, APRIL 21, 2025, 4:30 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85419145658?pwd=VWxYYlFIRXBMcXU3dzU0VU0xQlNKdz09>

Or call in by phone: +1 312 626 6799

Meeting ID: 854 1914 5658

Passcode: 735080

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. ROLL CALL.

- I. Members: Chair Noel Halvorsen, Barf Dorff, Steven Schuchart, Joshua Koch, and Brian Ritter.

Present: Noel Halvorsen, Steven Schuchart, Barbara Dorff, Brian Ritter

Excused: Joshua Koch

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 21, 2025, meeting of the Zoning & Planning

Board of Appeals.

Moved by Barbara Dorff, seconded by Steven Schuchart to approve the agenda.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Brian Ritter.

No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the March 17, 2025 meeting.

Moved by Barbara Dorff, seconded by Steven Schuchart to approve the minutes.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Brian Ritter.

No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. **(Appeal 25-06)** Consideration, with possible action, on a request from Antonio Bommarito, applicant and property owner; requesting to exceed maximum standards for a front yard parking stall for a one- or two-family residential home at 445 S. Baird Street. (Ald. B. Galvin, District 4)

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Antonio Bommarito

Speaker:

Antonio Bommarito, 445 S. Baird St.

Moved by Barbara Dorff, seconded by Brian Ritter to approve an action on a variance request from Antonio Bommarito, applicant and property owner; requesting to exceed maximum standards to allow an expansion of a driveway 10 additional feet past the driveway entrance and allowing a minimum 3-foot triangle for an additional front yard parking stall for a one- or two-family residential home at 445 S. Baird St.

Motion Tied 2-2. Motion fails for lack of majority.

Yes-Barbara Dorff, Brian Ritter.

No-Noel Halvorsen, Steven Schuchart.

Abstain-None.

2. **(Appeal 25-07)** Consideration, with possible action, on a request from Don McDonald of Donnie Mac's Landscaping (applicant) and Michael J. Shea (property owner), requesting to

exceed maximum setback standards for a driveway and parking within the side yard and front yard setbacks for a one- or two-family residential house at 3535 Nicolet Drive. (Ald. J. Grant, District 1)

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on having any conflict of interest. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed the Board of Appeals Board Members on receiving any communication about this matter. All Board members affirmed that they do not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Michael J. Shea

Chair Noel Halvorsen affirmed Don McDonald

Chair Noel Halvorsen affirmed Pete Simon

Speakers:

Michael J. Shea, 3535 Nicolet Dr.

Don McDonald, 1865 Commercial Ln

Pete Simon, 3525 Nicolet Dr.

Moved by Barbara Dorff, seconded by Steven Schuchart to approve an action on a variance request submitted by Don McDonald of Donnie Mac's Landscaping (applicant) and Michael J. Shea (property owner), requesting to exceed maximum setback standards for a driveway, allowing a maximum of 88.5' feet extra parking alongside a side loaded driveway and parking within the side yard as close as 2 feet from the sideyard setback for a one- or two-family residential house at 3535 Nicolet Drive.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Brian Ritter.

No-None, Abstain-None.

F. INFORMATIONAL.

- I. Date of next meeting: May 19, 2025.

G. ADJOURNMENT.

Moved by Barbara Dorff, seconded by Steven Schuchart to adjourn.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Barbara Dorff, Brian Ritter.

No-None, Abstain-None.