



MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

MONDAY, JULY 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, Vice Chair Joshua Koch, Steven Schuchart, and Brian Ritter.

Present: Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter

C. APPROVAL OF THE AGENDA.

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

Moved by Joshua Koch, seconded by Brian Ritter to approve the agenda with a change in order of item 1, Appeal 25-15, moving it to the next meeting on August 18, 2025. All other items will follow in order, shifting their placement up by one.
Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the Tuesday June 17, 2025 meeting.

Moved by Steven Schuchart, seconded by Brian Ritter to approve the minutes.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

E. REGULAR BUSINESS.

1. (Appeal 25-15) Consideration, with possible action, on a variance request from Brian Johnson, applicant and property owner; requesting to exceed standards for the placement of a hot tub near a side yard line at 516 Hubbard Street. (Ald. B. Johnson, District 9)

Item 2 was taken before Item 1.

Upon applicant's request, item 1 was held until the August 18, 2025, Board of Appeals meeting.

Moved by Brian Ritter, seconded by Steven Schuchart to move Appeal 25-15 to the next meeting on August 18, 2025, the applicant was not present at the meeting (by-laws state the applicant or representative must be in attendance at the meeting location).

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

2. (Appeal 25-16) Consideration, with possible action, on a variance request from Larry Hamill, applicant and property owner; requesting to exceed driveway setback standards for a parking stall along side of a garage for a one or two-family residential driveway at 232 N Locust Street. (Ald. B. Delie, District 10)

Item 2 was taken before Item 1.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Larry Hamill

Speaker:

Larry Hamill - 232 N. Locust

Moved by Steven Schuchart, seconded by Noel Halvorsen to approve the variance requesting to exceed driveway setback standards for a parking stall alongside of a garage for a one or two-family residential driveway at 232 N Locust Street.

Motion Failed 2-2; Variance denied due to failed motion.

Yes-Noel Halvorsen, Steven Schuchart, No-Joshua Koch, Brian Ritter, Abstain-None.

3. (Appeal 25-17) Consideration, with possible action, on a variance request from Steve Collin - applicant, and Sandy Ewald - property owner; requesting to exceed driveway width standards in the front yard and driveway opening for a one or two-family residential driveway at 2815 Nicolet Drive. (Ald. J. Grant, District 1)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Sandra Ewald

Chair Noel Halvorsen affirmed Steve Collin

Chair Noel Halvorsen affirmed Tony Hernandez

Speakers:

Sandra Ewald, 2815 Nicolet Dr.

Steve Collin, 1625 Maple Ridge Circle, Sobieski

Tony Hernandez, 2625 Humboldt Rd.

Moved by Joshua Koch, seconded by Steven Schuchart to approve the variance requesting to exceed driveway width standards in the front yard and driveway opening for a one or two-family residential driveway at 2815 Nicolet Drive.

Motion Passed 3-1.

Yes-Noel Halvorsen, Steven Schuchart, Joshua Koch, No-Brian Ritter, Abstain-None.

F. INFORMATIONAL.

1. Next Meeting: Monday August 18, 2025

G. ADJOURNMENT.

1. Adjournment of the Monday, July 21, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Brian Ritter, seconded by Steven Schuchart to adjourn.

Motion Passed.

Yes-Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.