



# MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, DECEMBER 15, 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

Excused: None

Absent: None

## C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, December 15, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Steven Schuchart, seconded by Brian Ritter to approve the agenda.  
Motion Passed.  
Yes—Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

#### **D. APPROVAL OF MINUTES.**

- I. Approval of the minutes from the November 18, 2025 meeting.

Moved by Joshua Koch, seconded by Steven Schuchart to approve the minutes.  
Motion Passed.  
Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

#### **E. REGULAR BUSINESS.**

- I. **(Appeal 25-29)** Consideration with possible action on a variance request Brad Rymer of Vierbicher (applicant) and KTS West Investments LLC (property owner), requesting to exceed minimum Floor Area Ratio standard in an OR Office Residential District at 1087/1101 W Mason Street. ( Ald. J. Ridderbush, District 8)

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 Brad Rymer.

Speaker:  
Jon LeRoy  
Brad Rymer - Vierbicher, 400 Security Blvd

Moved by Joshua Koch, seconded by Steven Schuchart to approve the variance request to exceed the minimum Floor Area Ratio standard in an OR Office Residential District at 1087/1101 W Mason Street with the condition that parcels (1087 W Mason and 1101 W Mason) must be combined. Motion Passed.  
Yes—Noel Halvorsen, Steven Schuchart, Joshua Koch, Brian Ritter, No-None, Abstain-None.

#### **F. INFORMATIONAL.**

- I. Next Meeting: Tuesday, January 20, 2026.

## **G. ADJOURNMENT.**

- I. Adjournment of the Monday, December 15, 2025, meeting of the Zoning & Planning Board of Appeals.

Moved by Joshua Koch, seconded by Steven Schuchart to adjourn.

Motion Passed.

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