

AVISTON ZONING BOARD  
MEETING MINUTES  
February 25, 2020

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:30 on January 28, 2020 by Mike Engel. In attendance were Mike Engel, Troy Kapp, Bob Albers, Amelia Morgan, Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Keith Markus (Markus Cabinet), Matt Woltering (Markus Cabinets), Mike Rakers, Patrick R. Netemeyer
2. AGENDA:
  - a. Motion to approve the Agenda was made by Bob Albers, 2<sup>nd</sup> by Troy Kapp. Motion carried/approved.
3. MINUTES:
  - a. Minutes of January 28, 2020 regular meeting were available for review. A motion to approve the minutes was made by Troy Kapp, 2<sup>nd</sup> by Bob Albers. Motion carried/approved.
4. OLD BUSINESS:
  - a. Zoning Administrator Report: Dave Trame reported: February permits: 1-Miscellaneous, 4-Accessory Use, 2-New Homes. TOTALS: 2-New Homes, 7-Accessory Use, 4-Miscellaneous.
5. NEW BUSINESS:
  - a. Aviston Subdivision Ordinance – Street Standards. Pat Netemeyer (Village Engineer) was present to speak to the Board regarding correcting errors in the street standards as well as matching street standards to county standards for 3 acre lots in unincorporated Aviston areas of interest. Pat had sent an email earlier updating Title XV: Land Usage, Appendix: Tables of the Aviston, IL Code of Ordinances. Changes were annotated in red. (atch'd). By adopting these as written, they meet County requirements. A motion to approve the subdivision ordinance as written was made by Amelia Morgan, 2<sup>nd</sup> by Troy Kapp. M.C. This item is requested to be put on the Village Board agenda for their next meeting on March 2<sup>nd</sup>.
  - b. Keith Markus (Markus Cabinets) was in attendance to speak on issues of the Markus Cabinet/Jane Netemeyer residence building outside lot boundaries (i.e., concrete steps).

Keith was advised that the Zoning Board needs to do research on the issues and will have answers at the next meeting. Keith is wanting to protect his property from encroachment. Pictures were received showing the changes made to the Netemeyer residence recently which has caused the concern. (atch'd)
  - c. Mike Rakers (298 Park Ave.) is requesting a variance to install solar panels on the ground to the north of his current shed due to trees blocking the sun rays on his home & shed roofs. The panels

would be at least 8' vs the 6' which is our height restriction. A public hearing will be scheduled at the March meeting.

- d. Zoning setbacks. An email (atch'd) was received from Breann Speraneo from Highland with their setback information on single-family zoning districts. They have variable setbacks based on size of lots. The Board was advised to review the email and provide options at the March meeting.
- e. Nursing Home Zoning Questions: Millman Land Services wants a letter from the Village to state they are grandfathered for purposes of reconstruction if necessary. This is driven by the sale of Countryside Manor (450 W. First St.) from King Management Company to Palladian Management. Dave Trame will work with the Village Board on getting a letter sent to them.
- f. APEX Physical Therapy: A Public Hearing was held last month and they received approval to build in the Industrial Park. APEX is asking us to approve their sign on the side of the building (atch'd). Dave Trame will ask APEX for more details of what side of the building the sign(s) would be on. The design appears to be in compliance with Village codes.

6. ADJOURNMENT: A motion to adjourn the meeting at 9:01 was made by Bob Albers, 2<sup>nd</sup> by Amelia Morgan. M.C. .

Meeting minutes taken and typed by: Irma Deimeke