

Chairman Lockwood called the meeting to order at 7:00 pm at the Historic "Old" City Hall.

Present: Commissioners Anderson, Derham, Eagle, Hoehn, Lockwood, McCoy and Smith, and Building Administrator Myers. Also in attendance: Mr. Tom Dunker, Mr. Nate Gibbs, Mr. William Hope, Mayor Myers.

Absent: None.

Commissioner Hoehn moved to accept the minutes from the March 11, 2026 meeting. Commissioner Smith seconded the motion, and the minutes were approved with seven (7) Yes votes.

New Business:

1. Zoning Lot Variance – Combine 117 Country Ct and Whispering Oaks Lot 9 for the purpose of constructing an accessory building: Owner Tom Dunker requested to combine the adjoining lots to be able to build anything other than a primary residence. He is not intending on combining any additional adjoining lots that he currently owns. Commissioner Smith moved to recommend the approval. Commissioner Lockwood seconded the motion, which passed with five (5) Yes votes, one (1) No vote (Anderson) and one (1) Abstention (Hoehn).
2. Variance – Build Accessory Building 2,480 sq ft with 18 ft height – larger than 1,000 sq ft and 15 ft maximum – 117 Country Cr/Whispering Oaks Lot 9: Owner Tom Dunker stated that the overall height of the accessory building would be 23 ft 2 inches. The peak would be four feet lower than the entrance so the appearance would appear as about 18 ft overall. Commissioner Smith noted that the lot was at 7% coverage so it was well under the 30% required. Commissioner Hoehn abstained from the discussion due to being a neighbor to Mr. Dunker and being a part of the HOA for the neighborhood. Commissioner Eagle moved to table the request. Commissioner Anderson seconded the motion, which passed with six (6) Yes votes and one (1) Abstention (Hoehn).
3. Zoning Lot Variance – Combine 832 Swedenburg Rd and 834 Swedenburg Rd for the purpose of building duplex residence: Owner Nate Gibbs would like to remove this item from consideration as he is now planning to keep the lots separate.
4. Petition to Rezone – rezone 832 Swedenburg Rd and 834 Swedenburg Rd from RA Rural Agriculture to R2 Single Family, two Family, and Multiple Family to construct duplex residences: Owner Nate Gibbs plans to construct two duplexes on the two separate lots with one shared driveway. If they were ever sold, they would be sold together. Neighbor William Hope requested information on the proposed residences. Commissioner Hoehn moved to recommend the approval to rezone 832 and 834 Swedenburg Rd from RA to R2. Commissioner Derham seconded the motion, which passed with seven (7) Yes votes.
5. Special Use Permit – 415 E Main St – Assisted Living Facility: Mayor Myers stated that the lot is not zoned for healthcare, even though the parcel has traditionally been used in that way. The IL Dept of Public Health requires that the zoning issue be corrected. A Special Use Permit is appropriate as long as the parcel remains as an assisted living facility. Commissioner Smith moved to recommend the approval of a Special Use Permit for 415 E Main St to allow a Health

Care Facility. Commissioner Derham seconded the motion, which passed with seven (7) Yes votes.

Commissioner Smith moved to adjourn the meeting. Commissioner Hoehn seconded the motion, and the meeting was adjourned at 8:10 PM.

Building Administrator Trevor Myers

A handwritten signature in black ink, appearing to be 'T. Myers', written over a horizontal line.