

**ZONING ADMINISTRATOR**  
**NOVEMBER 21, 2025 MEETING MINUTES**

**Village Staff:**

Scott Mangum, Community Development Director  
Christopher Marx, Associates Planner

**Call to Order:**

Mr. Mangum called the meeting to order at 2:00 p.m.

**New Applications:**

**Case No. 25-27-ZA 830 Hill Road – Shed Replacement: An application submitted by Chris and Kathy Perry (collectively, the “Applicant”), as the owner of the property located at 830 Hill Road (the “Subject Property”) to allow construction of a new storage shed in replacement of the existing nonconforming shed on the Subject Property. The Applicant has filed an application seeking approval of the following: 1. A variation to provide less than the minimum required rear yard setback of 12 feet from the east property line; and 2. A variation to exceed the maximum permitted shed height of 7 feet.**

Mr. Mangum stated he had reviewed the materials and asked the applicant to summarize the request. Chris Perry, the applicant, and Joel Balentyne of Midwest Arbor, the applicant’s contractor, presented the request. Mr. Perry stated the shed is 67 years old shed and which has an open roof and which he described as an eyesore. He stated they would like to replace the shed with a shed of the same size in the same location. Mr. Perry then referred to the visuals in the application materials to Mr. Mangum for his review. Mr. Perry stated they have no way to secure the existing shed and added the new shed would be slightly shorter. Mr. Balentyne reiterated the intent to replace the structure as in kind with the same dimensions.

Mr. Mangum informed Mr. Perry of a condition in the zoning ordinance in that the request, in order for it to qualify as a minor variation, is that the setback encroachment has to be reduced from its current nonconformity. He asked Mr. Perry if he would be willing to move it over 6-8 inches and Mr. Perry agreed. Mr. Marx noted for the record that the plat-of-survey showed the existing shed is located at 1.05 feet from the property line so the replacement shed would need to be set back further than that. Mr. Perry agreed. Mr. Balentyne offered that the replacement shed could be set back 1.5 feet from the property line itself and Mr. Mangum concurred that it would satisfy the zoning ordinance to qualify the request as a minor variation and noted that the shed is slightly skewed in alignment against the property line

Mr. Mangum stated there is no one in the audience to comment. Mr. Marx confirmed no written comments were received. Mr. Mangum then stated a written approval would be given for the minor variation with the condition that the shed is located 1.5 feet from the property line with the written order of findings to follow.

**Adjournment:**

The meeting adjourned at 2:04 p.m.

Respectfully submitted,

Antionette Johnson  
Recording Secretary