

APRIL 20, 2026

SPECIAL MEETING 6 P.M.

PURPOSE TO REVIEW A ZONING ISSUE

Special Meeting called to order by President Starceвич at the Village Hall with the following members present: Loving, Olson, Sappington, Baker, Starceвич, and Johnson. Absent: Frenell.

The Special Meeting was called for the purpose of reviewing a Zoning issue.

President Starceвич reported that a tree house was being built on the property on the corner of North Fifth Avenue and Walnut Street and owned by Matt Dolan. He stated that Matt Dolan had placed poles into the ground to support the tree house, and was now in violation of the Zoning Ordinance with a fine of not less than \$50 or more than \$500.

The Board noted that Mr. Dolan had been at the April 6, 2026 regular Board meeting about this matter.

Village Clerk Johnson reported that Mr. Dolan had come to the Village Hall and received a building permit application and a Special Use application. She said that the Special Use application requires a \$250 fee to defray costs of publishing a Zoning Board hearing that would be placed in a local newspaper fifteen days ahead of the hearing. Mr. Dolan had not replied.

Trustees Sappington, Baker, and Loving state the fine should be \$300, and Trustee Olson said \$500 for Matt Dolan being in violation.

The Board agreed that the tree house had now become a permanent structure, because of the posts being placed in the ground and a deck on the structure making it like a small house.

Trustee Sappington stated that he could have used brackets instead of the posts. President Starceвич said he would contact Village Attorney Halpin about the problem.

The Board agreed to fine Mr. Dolan because he did not get a building permit or apply for a Special Use permit.

The Board agreed that if Mr. Dolan would remove the posts and place brackets instead, the tree house would be a nonpermanent structure, and he would not have a fine or permit.

The Board agreed that Mr. Dolan's posts must come out within fourteen days and use brackets instead, and President Starceвич contact Village Attorney Halpin.

Zoning Officer Sappington stated he would talk to Mr. Dolan.

The Board agreed that nothing would be done until Attorney Halpin advised them. The project would be on hold. The Board stated that it was trying to give Mr. Dolan some options.

Motion by Baker, second by Sappington to adjourn. Voice votes: all were in favor, and the meeting was adjourned.

Claudine D. Johnson, Village Clerk