

VILLAGE OF KIRKLAND, ILLINOIS
PLANNING & ZONING COMMISSION PUBLIC HEARING

JULY 13, 2026

Call to Order: Chairman Ryan Braden called the meeting of the Kirkland Planning & Zoning Commission to order at 7:00 p.m.

Roll Call: Commissioners present – David Block, Ryan Braden, Paul Dreska, Linda Fett, Jason Heck, Danielle Hernandez, Rebecca Lamont. Others present: Village Attorney Matthew Walters, Mark Thurlby, Joe Ballou, Lisa Upchurch, Michelle Burger, Jessica Fruit

Approval of Minutes: David Block moved, seconded by Linda Fett, to approve the minutes of the last meeting. The motion carried unanimously.

PUBLIC HEARING RE: 205 N. 6th St., 209 N. 6th St., & 510 North St. Variance to allow the erection of an eight (8) foot privacy fence

Petitioner Mark Thurlby was present to request a variance to erect an eight (8) foot privacy fence – current limit is six (6) feet per Village ordinance. An 8-foot fence had previously been erected and was being replaced with an 8-foot fence.

David Block moved, seconded by Paul Dreska, to recommend that the Village Board approve the requested variance based on the existence of the prior eight (8) foot fence.

The motion carried unanimously on a roll call vote.

PUBLIC HEARING RE: 103 Hickory Lane Variance to allow a driveway five (5) feet from the boundary of the existing utility easement

Petitioner Joe Ballou was present to explain his plans for a second driveway on his property to extend from Hickory Lane to a garage on his property. Plans would include the construction of a culvert.

Lisa Upchurch and Michelle Burger (neighboring property owners) and Jessica Fruit were present to express concern over flooding, gravel surface of the driveway, and setting of precedent.

Linda Fett moved to deny the request of the Petitioner. There was no second to the motion.

Attorney Walters explained that the hearing could be continued if the Commissioners desired more information.

Page 2

Planning & Zoning Commission

July 13, 2026

Rebecca Lamont moved, seconded by Jason Heck, to recommend to the Village Board that the variance requested be granted. Ryan Braden added to the motion that the driveway must be at least five feet off the lot line. Lamont and Heck agreed to the addition to the motion. The motion carried on a vote of 6 – 1 with Linda Fett casting a no vote.

Adjournment: Linda moved, seconded by David, to adjourn at 8:30 p.m. The motion carried unanimously.

Submitted by,

Rebecca Lamont

Secretary

AGENDA

Planning & Zoning Commission Village of Kirkland

Kirkland, Illinois 60146

Monday, July 13, 2026 – 7:00 P.M.

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Comments from Audience
- V. Approval of Minutes
- VI. Public Hearing Re: 205 N. 6th, 209 N. 6th, and 510 North Street Variance
 - 1. Open public hearing and establish quorum
 - 2. Presentation by applicant/Questions from Commission
 - 3. Public Comment
 - 4. Close Public Comment
 - 5. Commission discussion/motion on request
 - 6. Close Public Hearing
- VII. Public Hearing Re: 103 Hickory Ln Variance
 - 1. Open Public hearing and establish quorum
 - 2. Presentation by applicant/Questions from Commission
 - 3. Public Comment
 - 4. Close Public Comment
 - 5. Commission discussion/motion on request
 - 6. Close Public Hearing
- VIII. Presentation by GIC
- IX. Adjournment

**VILLAGE OF KIRKLAND
GENERAL BOARD MEETING**

**PUBLIC COMMENT
SIGN-IN-SHEET**

DATE: 7-13-26

Please **PRINT** clearly.

#	Name	Group or Organization	Issue to Discuss
1	Lisa Upchurch		103 Hickory
2	Michelle Burger		103 Hickory
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			