**Village of Kirkland Board of Trustees**

**Special Meeting**
**Kirkland, Illinois 60146**
**Monday, September 28, 2026 – 7:00 P.M.**

**OFFICIAL MINUTES**

I. **Call to Order** – Trustee Ziegler called the Board of Trustee Regular meeting to order at 7:00 P.M.

II. **Roll call** - Members answering present as follows: Trustee Michener, Trustee Benes, Trustee Ziegler and Trustee Chambers were present. Trustees Marshall and Fruit were absent. Also, in attendance were Village Clerk Scidmore and Village Attorney Matthew Walters.

III. **Pledge of Allegiance** – Trustee Ziegler led the Board of Trustees in the Pledge of Allegiance.

IV. **Comments from the Audience** – None

V. **Pro-Temp Nomination** – Trustee Chambers made a motion to make Trustee Ziegler Pro-Temp in the absence of President Block; a 2nd was made by Trustee Michener. On a voice call vote all in favor. Motion carried. Trustees Marshall and Fruit were absent.

VI. **New Business** –
   a. Discussion / Approval of Ordinance No. 2026-16, An Ordinance Granting a Variance from Section 154.091(E) of the Village Code for Property at 100 N. 6th Street, Kirkland, Illinois - Trustee Chambers made a motion to approve Ordinance No. 2016-16 granting a variance from Section 154.091(E) of the Village Code for Property at 100 N. 6th Street, Kirkland, Illinois, with a 2nd by Trustee Michener. On a roll call vote Trustees Benes, Ziegler, Chambers and Michener voted yes. Motion carried. Trustees Marshall and Fruit were absent.

VII. **Adjournment** – At 7:12 P.M., the Village Board discussed that the next meeting would be Monday, October 19, 2026. Pro-temp Ziegler asked for a Motion to Adjourn. Trustee Chamber made a Motion to Adjourn with a 2nd by Trustee Michener. On a voice call vote all in favor. Motion carried. Trustees Marshall and Fruit were absent. Meeting Adjourned.

**Next Board of Trustees Regular Meeting will be Monday, October 19, 2026 at 7:00 P.M.**

**Leslie Scidmore**
Village Clerk

**Ryan Block**
Village President

**VILLAGE OF KIRKLAND**

**ORDINANCE NO. 2026-16**

**AN ORDINANCE GRANTING A VARIANCE FROM SECTION 154.091(E) OF THE VILLAGE CODE FOR PROPERTY LOCATED AT 100 N. 6TH STREET, KIRKLAND, ILLINOIS**

**WHEREAS**, GIC (the "Applicant") is the owner of certain real property commonly known as 100 N. 6th Street, Kirkland, Illinois (the "Property"); and

**WHEREAS**, the Property is located within the M-1 Manufacturing District under the Village of Kirkland Zoning Code; and

**WHEREAS**, Section 154.091(E) of the Village Code establishes minimum yard requirements applicable to property within the M-1 Manufacturing District, including a minimum front yard of twenty (20) feet, a minimum side yard of ten (10) feet, and a minimum rear yard of twenty (20) feet; and

**WHEREAS**, the Applicant submitted an application requesting a variance from the yard requirements of Section 154.091(E) to permit the construction and use of improvements at a reduced setback along the portion of the Property adjoining or facing the railroad right-of-way, substantially in accordance with the plans submitted by the Applicant (the "Plans"); and

**WHEREAS**, the configuration of the Property and its relationship to the adjoining railroad right-of-way create uncertainty as to the classification of the affected yard for purposes of Section 154.091(E), including whether such yard may constitute a front, side, or rear yard under the Village Code; and

**WHEREAS**, because Section 154.091(E) requires a maximum applicable minimum setback of twenty (20) feet for either a front or rear yard, the requested variance may be considered as relief from a twenty-foot setback without the necessity of finally determining whether the affected yard constitutes a front, side, or rear yard; and

**WHEREAS**, pursuant to the Illinois Municipal Code, including 65 ILCS 5/11-13-5, and the Village Code, the President and Board of Trustees are authorized to grant variations from the strict application of the Village's zoning regulations where practical difficulties or particular hardship exist and the variation is in harmony with the general purpose and intent of the zoning regulations; and

**WHEREAS**, after providing notice as required by law, the Village of Kirkland Planning and Zoning Commission conducted a public hearing concerning the requested variance on August 10, 2026, at which the Applicant and all interested persons were afforded an opportunity to present testimony and evidence concerning the requested variance; and

**WHEREAS**, following the public hearing, the Planning and Zoning Commission considered the application, the Plans, the testimony and evidence presented at the public hearing, and the applicable provisions of the Village Code and recommended approval of the requested variance; and

**WHEREAS**, the President and Board of Trustees have reviewed the application, the Plans, the record and recommendation of the Planning and Zoning Commission, and the applicable provisions of the Village Code and have determined that the requested variance should be approved subject to the terms and conditions of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Kirkland, DeKalb County, Illinois, as follows:

**SECTION 1. RECITALS.**

The foregoing recitals are hereby incorporated into and made a part of this Ordinance as though fully set forth herein.

**SECTION 2. FINDINGS.**

The President and Board of Trustees hereby find and determine as follows:

A. The Property is affected by particular physical circumstances, including its configuration, existing improvements, and relationship to the adjoining railroad right-of-way.

B. The configuration of the Property and the relationship of the affected yard to the railroad right-of-way create practical difficulties in applying the yard requirements of Section 154.091(E) and in locating the proposed improvements in strict compliance with those requirements.

C. The circumstances supporting the variance arise from physical characteristics and existing conditions affecting the Property and are not solely the result of the Applicant's preference or convenience.

D. The requested variance is reasonably related to the practical difficulties presented by the Property and permits the reasonable use and development of the Property.

E. The location of the affected portion of the Property adjacent to the railroad right-of-way, together with the nature and location of surrounding uses, limits the potential impact of the reduced setback upon adjoining developed property.

F. The requested variance will not materially impair neighboring property or create an unreasonable adverse effect upon access, fire protection, utilities, drainage, public safety, or the general welfare.

G. The variance is consistent with the general purpose and intent of the Village's zoning regulations and the M-1 Manufacturing District.

H. Because the minimum yard requirements established by Section 154.091(E) do not exceed twenty (20) feet, the variance may appropriately be granted from a twenty-foot setback requirement without determining whether the affected yard is properly classified as a front, side, or rear yard. The relief granted herein is intended to apply regardless of such classification.

I. The findings of fact from the Planning and Zoning are adopted as included herein.

**SECTION 3. GRANT OF VARIANCE.**

Based upon the foregoing findings, the President and Board of Trustees hereby grant a variance from Section 154.091(E) of the Village Code to permit the proposed improvements upon the Property to be located within the otherwise-required twenty-foot (20') yard setback along the portion of the Property adjoining or facing the railroad right-of-way, substantially in accordance with the Plans presented to and considered by the Planning and Zoning Commission at its August 10, 2026 public hearing.

The variance granted herein shall apply to the affected yard regardless of whether such yard is classified as a front yard, side yard, or rear yard under the Village Code, and nothing in this Ordinance shall be construed as making or requiring a determination concerning the classification of such yard.

The relief granted by this Ordinance is limited to the yard setback requirements of Section 154.091(E) necessary to permit the improvements depicted on the Plans and shall not constitute a variance from any other requirement of the Village Code.

**SECTION 4. CONDITIONS OF APPROVAL.**

The variance granted by this Ordinance is subject to the following conditions:

1. The improvements shall be constructed and maintained substantially in accordance with the Plans presented to the Planning and Zoning Commission at its August 10, 2026 public hearing.
2. The variance applies to the location and configuration of the improvements depicted on the Plans. Minor modifications that do not increase the extent of the setback relief authorized by this Ordinance may be approved administratively by the Village in connection with the permitting and construction process.
3. The Applicant shall obtain all permits and approvals otherwise required by the Village before commencing construction.
4. Except for the specific relief from the yard setback requirements of Section 154.091(E) granted herein, the Property and improvements shall remain subject to all other applicable provisions of the Village Code, including applicable building, fire, engineering, drainage, stormwater, utility, and permitting requirements.
5. Nothing in this Ordinance authorizes any encroachment upon the railroad right-of-way, any public or private easement, or property owned by another person or entity.

6. Nothing contained in this Ordinance shall constitute a determination by the Village regarding the ownership or precise boundary of the railroad right-of-way or any other adjoining property.

**SECTION 5. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 6. REPEALER.**

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed only to the extent of such conflict.

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed this 28 day of September, 2026, by a roll call vote as follows:

| | Ayes | Nays | Absent | Abstain |
|---|---|---|---|---|
| Trustee John Michener | ✓ | | | |
| Trustee Sarah Ziegler | ✓ | | | |
| Trustee Daniel Chambers | ✓ | | | |
| Trustee Jessica Fruit | | | ✓ | |
| Trustee Erik Marshall | | | ✓ | |
| Trustee Brian Benes | ✓ | | | |
| President Ryan Block | | | | |

APPROVED THIS 28 DAY OF September, 2026

Sarah Ziegler President Pro Temp
Village President Ryan Block

(SEAL)

ATTEST: Leslie Seidmore
Village Clerk Leslie Seidmore

Published: _____

VILLAGE OF KIRKLAND
DeKALB CO
ILL
CORPORATE SEAL

# CERTIFICATION

I, LESLIE SCIDMORE, do hereby certify that I am the Clerk of the Village of Kirkland, DeKalb County, Illinois, and that as Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Kirkland.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Kirkland, held on the 28 day of September, 2026, the foregoing Ordinance entitled **AN ORDINANCE GRANTING A VARIANCE FROM SECTION 154.091(E) OF THE VILLAGE CODE FOR PROPERTY LOCATED AT 100 N. 6TH STREET, KIRKLAND, ILLINOIS,** was duly passed by the President and Board of Trustees of the Village of Kirkland.

The pamphlet form of Ordinance No. 2026- 16, including the Ordinance was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 28 day of September 2026, and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Kirkland, this 28 day of September, 2026.

Leslie R Scidmore

Leslie Scidmore, Village Clerk
Village of Kirkland
DeKalb County, Illinois

(SEAL)

VILLAGE OF KIRKLAND
DeKALB CO
ILL
CORPORATE SEAL

Mon 9/28/26 @ 7pm

**Leslie Scidmore**

**From:** DJ Mumma <DMumma@gicltd.com>
**Sent:** Tuesday, September 22, 2026 8:35 AM
**To:** Ryan Block; Leslie Scidmore
**Cc:** Jonathan Vander Waal; Nathan Heinrich; DJ Mumma
**Subject:** Building Addition

External (dmumma@gicltd.com)

GUARDIAN

Report This Email

Good Morning,

Following up from last night's discussions.

1. Keep us posted on getting a special meeting organized for our ordinance change Village approval.
2. Another topic that we need some guidance from the village is the water lines on the Northeast corner of our property.
    a. There is a large pit with a water meter and other piping that we should work together to determine the best path forward.
3. As discussed, please reach out to your engineering firm to attempt to address the following:
    a. At a minimum, can a foundational permit be issued to allow us to begin construction and reduce further delays?
    b. Can you please provide a timetable for full building permit approval?

We are well behind our initial plans for construction and appreciate any help the village can provide to aid us in not falling further behind.

Thank you,

DJ

GIC
ELECTRONIC MANUFACTURING SERVICES

**DJ Mumma**
General Manager
**T:** 815-522-2200
**C:** 815-979-7837
100 N. Sixth Street
Kirkland, Illinois 60146

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# AGENDA

**Board of Trustees Special Meeting**

**Village of Kirkland**

**Kirkland, Illinois 60146**

**Monday, September 28, 2026 – 7:00 P.M.**

I. Call to Order
II. Roll Call
III. Pledge of Allegiance
IV. Comments from Audience
V. New Business
    1. Discussion / Approval of Variance Request by GIC/100 N. 6th Street (Yard Setback Requirement)
VI. Adjournment