

**MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON NOVEMBER 14, 2016**

The meeting was called to order by Chairman Nathan Rau at 7:30 PM

Roll call was taken: **Present: Gardner, Hicks, Lutz, Childers and Rau.**  
**Absent: Vogt**

Chairman Rau asked if there were any additions or corrections to the minutes of the October 10, 2016 meeting. A motion was made by Gardner and seconded by Lutz to approve the minutes of the October 10, 2016 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

**OLD BUSINESS:**

The Chairman asked if there was any old business. There was none.

**NEW BUSINESS:**

The Chairman asked if there was any new business. There was none.

**PETITIONS:**

**Z-16-011-01 Review and Comment on Proposed Special Use Permit to allow for a Child Care Center to be located in a B-3 Zoning District as permitted by 40-2-3(B), more specifically known as 726 N. Rogers Street, Parcel No. 08-19-167-004-000.**

Ms. Robin Siedle and Ms. Rachel Kimme, requestors for the Special Use Permit for a Child Care Center, were present to speak on behalf of this petition. The petitioners, both who are degreed teachers, would like to open a small daily care center that would have a capacity for 46 children. Current plans would be for five (5) classrooms and four to five teachers. The facility would be a pre-school and would be open to children from two years of age to twelve. They anticipate the majority of the students would be between the ages of two and six. The goal would be to prepare the children for kindergarten. For older children, the school would supply a need for after school studies or a need for the child to go somewhere after school. The school would operate very similar to a Montessori. The school would need to purchase a bus to transport the students from school to the day care facility. The green house adjacent to the building would be part of the school curriculum. Mr. Rau commented that Bumblebeez Child Care Center and Lighthouse Learning Center are in the same B-3 zoned district. There are seventeen parking spaces, so parking will not be an issue.

**Motion was made by Lutz and seconded by Hicks to recommend approval for the Proposed Special Use Permit to allow for a Child Care Center to be located in a B-3 Zoning District as permitted by 40-2-3(B), more specifically known as 726 N. Rogers Street, Parcel No. 08-19-167-004-000.**

**Members voted as follows: YES – Gardner, Hicks, Lutz, Childers and Rau.**

**Motion carried.**

**COMMENTS:**

The Chairman asked if there was schedule or plan in place to fill the vacant seat on the Planning Commission. The Zoning Administrator stated the Mayor will be addressing the vacancy.

**Discussion on Comprehensive Plan with Todd Streiler of Streiler Planning**

Mr. Todd Streiler was present to provide an update on the Comprehensive Plan. The drafts for Chapter One and Two of the Comprehensive Plan were distributed to the Planning Commission members. Mr. Streiler mentioned that the comprehensive plan is composed of three phases, and he touched base on the first two phases of the plan. Phase One was the gathering of information which is contained in Chapter One, “Existing Conditions”. Again, this is a draft as more data is still needed, and he is looking for feedback. Phase Two was the public engagement process where surveys were sent to every resident and which had a return yield of over 600 responses. The responses were then combined and tabled. Chapter Two, “Critical Issues Report” is a result of this survey, and Appendix A (Public Engagement Summary) contains a summarization of each question that was asked within the survey. Taxes appear to be an issue, however, data still needs to be compiled, and we still need to compare taxes and tax allocations to our surrounding cities and counties. Mr. Streiler thinks that it might just be a perception that taxes in Waterloo are high. Office Warehouses appears to be a concern. With the expansion of Illinois Route 3, there is apprehension of what type and kind of structures could be built along the corridor. Mr. Streiler also mentioned that the Board needs to consider areas north of town for future residential growth. In order to keep our revenue and economy sustainable for the long term, he believes we need to look at areas for commercial and industrial properties. Businesses can help with school taxes. Mr. Streiler also theorizes that the response against annexation is due to people who have moved here for the bedroom community atmosphere. The Zoning Administrator added that the allotments of open residential housing lots are dwindling and no new subdivisions have been added. Vision, Goals and Objections will be the next phase to work on.

**Motion to adjourn the meeting at 9:10 PM was made by Lutz and seconded by Gardner.  
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.