

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JANUARY 21, 2016

The meeting was called to order by Vice Chairman Ron Kaempfe at 7:30 PM.

Roll call was taken: **Present: Mueller, Hagenow, Boothman, Loerch, Gibbs and Kaempfe.**
Absent: Hartman

Vice Chairman Kaempfe asked if there were any additions or corrections to the minutes of the December 17, 2015 meeting. Childers mentioned several corrections. The word "east" needs to be capitalized for the address mentioned in Petition Z-15-12-01. Also under Petition Z-15-12-01, the sentence that begins "There is a 24'x40' shed building...", the word "shed" needs to be removed, and the last sentence "...closer to the Mollet's their potential residence", the word "their" needs to be removed. Mr. Gibbs stated that the under the section where the Chairman asked if there were any addition or corrections, the words "and there were none" needs to be changed to "and there was one". A motion was made by Gibbs and seconded by Mueller to approve the amended minutes of the December 17, 2015 meeting. Motion carried.

The Vice Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

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

OLD BUSINESS:

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

PETITIONS:

Z-16-01-01 Review and Comment on a Petition from Station Crossing Land Trust for an Area Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code for the City of Waterloo, Illinois to permit a total of 20 units to be built at 723 Station Crossing (Parcel #07-24-365-032-000) in the Shady Springs Condominium Project.

Mr. Jay Huetsch, trustee of the Station Crossing Land Trust, was present to speak on behalf of this petition and presented the postal notification receipts to the Zoning Administrator. The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on January 4, 2016. A variance is being requested because the parcel (Lot 32) is approximately 1,800 square feet shy of the required 90,000 square feet necessary for a 20 unit Condominium development. Currently, the parcel size will only allow 19.6 units to be built. The development would be composed of two buildings, three stories high, and fabricated almost entirely of brick. One building would contain 12 units and the other building would contain 8 living units. Each unit will be approximately 1,120 square feet. The building designed requires multiples of four units per floor for stacking purposes. Mr. Huetsch stated the sewer, heating and cooling chutes, etc.. would not line up correctly if the layout on one of the floors was different from the others. The parcel and proposed layout contains sufficient parking for the two buildings. The site plans call for 22 parking spaces and 22 detached garages. The detached garages are needed because attached garages didn't work well with the site. Similar units have

been built in Edwardsville. With allowance of 20 units, Mr. Huetsch's client would be able to build a quality structure. The buildings will be all brick with a material contrast in the center of the building. The type and kind of contrast material to be used is unknown at this time. The proposal also contains two possible site lay outs for the buildings. The only difference is in the location of the buildings; on one site plan the buildings go north to south, and in the other site plan the buildings go east to west. The determination of the final site plan will depend on the ability to cross a City easement. Mr. Huetsch mentioned that he did try to contact the owner of Lot 29 to see if he could purchase a portion of their property in order to meet the Zoning Code requirements, but he has received no response from the property owners. He also stated that he could take some land to meet the requirements from Lot 28, however, the land would be on the other side of a ditch and would do nothing for the site short just meeting a zoning requirement. Mr. Mueller asked why Mr. Huetsch didn't just reduce the size of the units. Mr. Huetsch explained that the size of the unit was not the issue; it was the number of units allowed by the square footage of the lot. Also, making one unit 2,240 square feet is not economically feasible. It was also asked if one of the 20 proposed units could be used as a utility/storage area to accommodate the Zoning requirement. Mr. Huetsch stated one of the garage units would be utilized for storage. The Zoning Administrator informed the board that the City of Waterloo Planning Commission gave this request a favorable recommendation. Mr. Huetsch added that the Planning Commission did request for the building to be composed mainly of brick, per the pictures that were presented and that garages were built as presented. Mr. Huetsch mentioned that he could build three - six unit buildings, for a total of eighteen (18) units; however, it would be a less expensive development and less expensive units. In other words, to build eighteen (18) units would be more expensive; therefore to offset the expense, a lower quality of building material would be used. It was mentioned that although a financial hardship should be weighed in the decision making process for a variance, a financial hardship was not in of itself a reason for a variance. Mr. Gibbs mentioned for a 2% land shortfall, the City can ask for concessions, which it appears the Planning Commission did when they recommended approval for the variance.

Motion was made by Gibbs and seconded by Boothman to recommend approval for a Petition from Station Crossing Land Trust for an Area Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code for the City of Waterloo, Illinois to permit a total of 20 units to be built at 723 Station Crossing (Parcel #07-24-365-032-000) in the Shady Springs Condominium Project with the provision that the buildings are based on the photographs provided at the meeting with a brick exterior and with covered garages.

Members voted as follows: YES – Hagenow, Boothman, Loerch, Kaempfe and Gibbs.

NO - Mueller

Motion carried.

NEW BUSINESS:

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

COMMENTS:

The Vice Chairman asked if there were any new addition comments. There was none.

Motion to adjourn the meeting at 7:57 PM was made by Hagenow and seconded by Gibbs.

Motion carried.

Minutes respectively submitted by Mechelle Childers.