

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MARCH 16, 2017

The meeting was called to order by Chairman Ken Hartman at 7:30 PM.

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the January 12, 2017 meeting. A motion was made by Loerch and seconded by Hagenow to approve the minutes of the January 12, 2017 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. 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.

PETITIONS:

Z-17-03-01 Withdrawn by Petitioner.

Z-17-03-02 Review and Comment on a Petition for an Area Bulk Variance from the requirements of Section 40-2-3(A) of the Zoning Code of the City of Waterloo, IL regarding accessory building distance from a primary structure at 212 South Main Street (Parcel No. 07-25-281-012-000).

Mr. Justin Schmidt, owner of the property at 212 South Main Street, did not have the required postal notification receipts, so this petition will need to be postponed until April 20, 2017.

Z-17-03-03 Review and Comment on a Petition for an Area Bulk Variance from the requirements of Section 40-2-3(A) of the Zoning Code of the City of Waterloo, IL regarding front and rear setback lines at 729-731 Ridge Road (Parcel No. 08-20-301-007-000).

Mr. Allen Brand, petitioner, was present to speak on behalf of this petition, and Mr. Brand 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 March 1, 2017. Mr. Brand explained that the lot in question is oddly shaped and is difficult to fit a duplex on it with the code required square footage. The lot is located on a curve and is sloped. He is requesting an area bulk variance in order to build a duplex on the lot. Mrs. Vicki Koerber asked how much the duplex would cross the setback requirements. Mr. Brand stated that the front of the building would cross over approximately one to two feet, and the rear would extend about 15 feet onto the required rear yard setback.

Motion was made by Kaempfe and seconded by Hagenow to recommend approval on a Petition for an Area Bulk Variance from the requirements of Section 40-2-3(A) of the Zoning Code of the City of Waterloo, IL regarding front and rear year setback lines at 729-731 Ridge Road (Parcel No. 08-20-301-007-000).

Members voted as follows: YES – Mueller, Hagenow, Boothman, Loerch, Kaempfe and Hartman. Motion carried.

Z-17-03-04 Review and Comment on a Petition for a Special Use Permit to allow for a Multi-Family Residence to be located above a business located in a B-3 Zoning District, as permitted by Section 40-3-3 (B), more specifically known as 121 South Main Street (Parcel No. 07-25-250-026-000).

Mr. Mike Thomas, petitioner, was present to speak on behalf of this petition, and Mr. Thomas 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 March 1, 2017. A contract on the building is contingent on the approval for a special use permit for two loft apartments on the second floor and two loft apartments on the third floor. Mr. Thomas would like to preserve and restore the building at 121 South Main Street. The first floor would be used as commercial space. The Zoning Administrator stated he received a call from Mrs. Betty Wightman, who lives next store, and although she is not against this petition, she wanted the petitioner and the Board of Appeals to know that parking is an issue in this area. Mr. Thomas stated that he is already planning on tuck pointing the building and paving the parking lot in the rear. There are approximately seven to eight parking spaces available. Mrs. Vicki Koerber, County Commissioner, stated the County Commissioners were not against the project, but they did have parking concerns. She specifically mentioned that getting off street residential cars moved for various festivals is a nightmare. Mrs. Koerber also told Mr. Thomas that there are many festivals and summer concerts series takes place at the band stand, so, there is a noise factor that tenants of the building need to be aware of.

Motion was made by Kaempfe and seconded by Hagenow to recommend approval on Special Use Permit to allow for a Multi-Family Residence to be located above a business located in a B-3 Zoning District, as permitted by Section 40-3-3 (B), more specifically known as 121 South Main Street (Parcel No. 07-25-250-026-000), with the addition that residents would need to park in the rear of the building.

Members voted as follows: YES – Mueller, Hagenow, Boothman, Loerch, Kaempfe and Hartman. Motion carried.

NEW BUSINESS:

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

COMMENTS:

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

Motion to adjourn the meeting at 7:50 PM was made by Kaempfe and seconded by Boothman. Motion carried.

Minutes respectively submitted by Mechelle Childers