

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MAY 19, 2016

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the January 21, 2016 meeting. Mueller mentioned that under Petition Z-16-01-01 the minutes show he voted twice, once for the Petition and once against the Petition. Mueller voted “no” on the Petition and the “yes” vote needs to be stricken from the record. Also under Petition Z-16-01-01, Gibbs thought the sentence.....” build eighteen (18) units would be more expensive; therefore to offset the expensive, lower quality of....”was confusing when first read. A motion was made by Gibbs and seconded by Kaempfe to approve the amended minutes of the January 21, 2016 meeting. 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-16-05-01 Review and Comment on a Petition from Southern Illinois Development LLC for an Area Bulk Variance for County Club Hill Phase II from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo, IL to permit R-2 lot size to remain at 12,000 square feet to match County Club Hill Phase I, as built before the Subdivision Code was changed, to require 14,000 square foot lots located in a R-2 Zoning District (Parcel No. 08-17-100-001-000).

Mr. Chris Jones, representative from Southern Illinois Development LLC and Mr. Craig Brauer, representative from Thouvenot, Wade and Moerchen, Inc., were present to speak on behalf of this petition, and Mr. Jones 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 April 27, 2016. Mr. Jones stated that the property in question was purchased in 2004 with a ten (10) year annexation agreement. The entire development was based on 12,000 square foot lots, and the land was not developed within the ten year time frame due to the onset of the recession. Mr. Jones described various bequests that were given to the City of Waterloo, ie...easement to the sewer plant, improvements to County Club Lane, building a lift station, etc...and stated that this was all a package deal with the 2004 annexation agreement. He also mentioned that a couple years ago, the Zoning Code had changed, and an R-2 lot was now required to be 14,000 square feet verse a 12,000 square foot lot when the annexation agreement was approved. Expanding the lot size to 14,000 square feet to the south is not practical as the land is very rugged and not suitable for building. The other issues is that the streets to the west and the north are both stubbed in and designed for lots with a 151 foot depth which is needed for a 12,000 square foot lot. Another issue is the easements will not line up to the north if required to change the lot size. Mr. Gibbs asked the Zoning Administrator if there were any other developments that could fall into this same situation where the original preliminary plat was based on 12,000 square foot lots, and the property was not developed within the required time frame. The Zoning Administrator stated that the Remington Ridge development would also fall into this same situation after the development of Phase 1B. Mr. Gary Francis at 802 Sheridan Lane spoke in opposition to the petition. Mr. Francis stated that he purchased

a home in County Club Hill three years ago. He added that he could hear his neighbor's conversations when sitting in his front room, and therefore believed that the homes were being built too close together. He also believed that the houses should be built per the current Zoning codes. Mr. Gibbs asked if any of postal notification recipients attended the Planning Commission meeting. The Zoning Administrator stated that none of the recipients were at the meeting. The Planning Commission meeting is not a public hearing; hence, the postal notification recipients are not notified of that meeting. Mr. Kaempfe, Mr. Gibbs, and Mr. Mueller all made comment that the Planning Commission's recommendation for this petition appeared to be the best compromise for everyone.

Motion was made by Kaempfe and seconded by Mueller to recommend approval for a Petition from Southern Illinois Development LLC for an Area Bulk Variance for County Club Hill Phase II from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo, IL to permit R-2 lot sized to remain at 12,000 square feet to match County Club Hill Phase I, as built before the Subdivision Code was changed to require 14,000 square foot lots located in a R-2 Zoning District for lots ONLY located north of Nothingham and west of Castle Green Drive (Lot # 93, 94, 95, 96, 97, 98 99, 100, 101 and 78 – per the June 14, 2004 Country Club Hills Preliminary Plat) in order for the lots to line up appropriately to those already in place, however, those lots located south of Nothingham and east of Castlegreen, a variance is NOT recommend and the future development should be required to meet the current Zoning Code. Members voted as follows: YES – Mueller, Hagenow, Loerch, Kaempfe, Gibbs and Hartman. Motion carried.

Z-16-05-02 Review and Comment on a Petition from C.A. Jones, Inc. for a Special Use Permit to allow for a Single Family Home to be built on an R-5 Zoned Lot located at 433 Station Crossing as permitted by 40-2-3(B). (Parcel No. 07-24-365-022-000).

Mr. Chris Jones, representative from C.A. Jones was present to speak on behalf of this petition, and Mr. Jones 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 April 27, 2016. The petition is to allow a single family residence on a multi-family (R-5) zoned lot in the Shady Springs subdivision. The lot in question is triangular in shape and due to this configuration; it would be difficult to construct a duplex. The lot is approximately 15,000 square feet. The area in question is composed of both single family homes and duplexes.

Motion was made by Mueller and seconded by Gibbs to recommend approval for a Special Use Permit to allow for a Single Family Home to be built on an R-5 Zoned Lot located at 433 Station Crossing as permitted by 40-2-3(B). (Parcel No. 07-24-365-022-000).

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

NEW BUSINESS:

The Chairman asked if there were any new business. The Zoning Administrator invited everyone to attend the Comprehensive Plan Citizen Workshop on Monday, May 23, 2016 from 6PM to 8PM.

COMMENTS:

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

Motion to adjourn the meeting at 7:57 PM was made by Kaempfe and seconded by Mueller. Motion carried.

Minutes respectively submitted by Mechelle Childers