

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON NOVEMBER 17, 2016

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

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

Vice Chairman Kaempfe asked if there were any additions or corrections to the minutes of the October 20, 2016 meeting. A motion was made by Loerch and seconded by Gibbs to approve the minutes of the October 20, 2016 meeting as presented. 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-16-011-01 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.

The Zoning Administrator commented that he has received the postal notification receipts and that the public notice for this petition was published in the Waterloo Republic Times on November 2, 2016. The Zoning Administrator also mentioned that the Planning Commission gave this petition a positive recommendation by unanimous vote. Ms. Robin Sidle 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. The green house adjacent to the building would be part of the curriculum, and the school would operate very similar to a Montessori. The school would need to purchase a bus to transport the student from school to the day care facility. 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. A six foot tall, white vinyl fence will be erected in the rear of the building per the Department of Children and Family Services (DCFS) guidelines. There are seventeen parking spaces, so parking will not be an issue. This location is what they are looking for as the small size is appealing and the site is close to the schools. Tentative hours of operation would be 6:30 AM to 5:30 PM.

Ms. Mary Kay Prader, owner and operator of the Lighthouse Learning Centers, spoke against this petition. Ms. Prader distributed a document to the board regarding the Waterloo Illinois State Licensed Childcare Centers. The list included the childcare center name, address and licensed capacity. Four of the five locations are within one-third of a mile of each other and within one-third of a mile of the proposed

center at 725 N. Rogers. Ms. Prader indicated that there are 482 licensed capacity spaces for children within the 62298 zip code. Ms. Prader also stated that she didn't want to see Diehl Florist go away.

Mark Witt and Randy Ploeg, owners of Diehl Florist, also spoke against this petition. They concurred with Ms. Prader regarding the close approximation of three other childcare centers. They called these various day care operators and believe the market is oversaturated with day care centers. Mr. Witt stated that his floral business will be in jeopardy based on the decision made by the board. Mr. Witt provided a history of Diehl Florist and added that there is only one other florist in the community. He added that the building was specifically designed for a floral shop. The greenhouse, he stated, was in need of repair which would cost approximately \$30,000 in order to get it functioning properly. Mr. Witt also pointed out that his business contributes sales tax dollars where child care centers do not generate a sales tax on the business that they provide. Mr. Ploeg stated that due to the coolers needed, it would be difficult for the business to just up and move. In addition, rental store property is high. The property is in foreclosure. They also felt that a child care was not in the town's best interest. The floral shop does not generate enough money to pay a mortgage and to pay property taxes on the land. The property is owned by Midland States Bank and the property is up for sale, so the floral shop is on a month to month payment option. There is no lease on the property since it is for sale. They have been actively looking for a new location.

Ms. Sidle pointed out that the property has been for sale for over four years and they are scheduled to close on the property December 12. She added that she is not competing in the infant area and the town continues to grow so she doesn't feel anyone should feel threatened by this new facility.

Motion was made by Mueller and seconded by Hagenow 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 – Mueller, Hagenow, Loerch and Kaempfe.
NO - Gibbs.**

Motion carried.

NEW BUSINESS:

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

COMMENTS:

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

**Motion to adjourn the meeting at 8:15 PM was made by Loerch and seconded by Mueller.
Motion carried.**

Minutes respectively submitted by Mechelle Childers