

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MARCH 21, 2024

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

Roll call was taken: **Present: Poettker, Loerch, Boothman, Powell, and Gibbs.**

Absent: Spielman and Hartman

Vice Chairman Gibbs asked if there were any additions or corrections to the minutes of the February 15, 2024 meeting. There were none.

A motion was made by Loerch and seconded by Poettker to approve the minutes of February 15, 2024, as presented. Motion carried.

The Vice Chairman asked if there were any petitions by citizens on non-agenda items. There were none.

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

PETITIONS:

Z-24-03-01 Review and Comment on a proposed Zoning Map Amendment petition for Lot #5 North Winds Phase 1, located in North Winds Subdivision, more commonly known as 111 East Halifax Drive, Parcel #07-12-165 005-000, to consider a change from B-3 Central Business District to R-2 Single Family Residential as requested by petitioner, JLP Homes LLC.

The Zoning Administrator commented that an email was received this afternoon from petitioner Mr. Jon Poetker, JLP Homes, LLC, requesting to withdraw this petition request.

The Planning Commission met earlier this month to review this petition. Mr. Poetker was present at the meeting as well as North Winds subdivision residents who opposed the rezoning of the property. After lengthy discussions, the Planning Commission gave a negative recommendation for the petition. Their reasons were:

- This was the same petition that was proposed by another developer in 2019, and the Zoning Board of Appeals recommended against the Proposed Zoning Map Amendment.
- The placement of residential homes at such a considerable distance from the rest of North Winds seems inappropriate and raises doubts about comprehensiveness, especially in light of the neighboring property's B-3 zoning. There would be five (5) homes in the middle of a business district.
- The residents attending the meeting were asked if they would rather have homes or businesses at the property location, and all the residents stated they preferred businesses.

Motion was made by Powell and seconded by Boothman to approve the withdrawal of Petition Z-24-03-01 at the Petitioner's request.

Members voted as follows: YES – Powell, Poettker, Loerch, Boothman, and Gibbs.

Motion carried.

Ms. Shannon Melliere, an adjoining property owner, wanted to know what the residents were opposed to with residential zoning. The Zoning Administrator explained that most people feel uncomfortable

when someone petitions to rezone a property near them. Another concern regarded the design/elevation presentation, specifically the proposal for the homes to have a brick front facade while the other three sides would be sided. This elevation did not correspond to the required three-sided brick for Northwinds. However, Mr. Poetker did inform the residents that he would consider building three-sided brick homes.

A gentleman who stated he attended the March 01, 2024 Planning Commission meeting on this subject mentioned that he wasn't entirely sure North Winds residents were in favor of businesses fronting their subdivision. In his view, the feelings of two residents do not necessarily reflect those of the entire subdivision. According to the gentleman, who lives adjacent to the New Testament Baptist Church, he would prefer to see a home's backyard rather than a business.

COMMENTS:

The Zoning Administrator commented on the following business items:

- New Huck's Signage – The new Huck's sign now complies with the City's Zoning Code. The Illinois Route 3 corridor is beginning to look good.
- Caliber Collision – Caliber Collision applied for a sign permit, which was denied. Nevertheless, the sign was installed. It has since been replaced with a smaller compliant sign.
- April Agenda – As of now, it appears that there will not be a Board of Appeals meeting in April.

**Motion to adjourn the meeting at 7:18 PM was made by Poettker and seconded by Loerch.
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.