

**MINUTES OF THE ZONING BOARD OF APPEALS  
MEETING HELD ON SEPTEMBER 19, 2024**

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the June 20, 2024 meeting. The following change was recommended:

Despite the incorrect publication notice included in the packet for the special use permits, it was recommended that the publication date of June 05, 2024, be appended to the minutes.

A motion was made by Gibbs and seconded by Boothman to approve the minutes of June 20, 2024, as amended. Motion carried.

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

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

**PETITIONS:**

**Z-24-09-01 Review and Comment on a Zoning Area & Bulk Variance and a variance to exceed 900 square foot, replacing an existing accessory building to be located at 301 West Third Street (Parcel No. 07-25249-027-000) as requested by petitioner, Jered Gallagher.**

The Zoning Administrator commented that the public notice for this petition was published in the September 04, 2024 edition of the Waterloo Republic-Times. All postal notification receipts except two have been received. St. Peter and Paul Church stated they have no objections to the variance and the other adjacent property owner has not responded to phone messages.

Mr. Jered Gallagher, petitioner and owner of the property, was present to speak on behalf of this petition. Mr. Gallagher stated he would like to replace the white vinyl-sided garage and attach the new building to the existing brick garage (shed). The planned garage/shed is designed to have the same footprint as the current garage, with the exception that the back will align with the rear of the brick garage, and it will be connected to the brick garage. Mr. Gallaher further explained that the present garages are outdated and too small to accommodate his vehicles. His large lot size could also support this variance request.

A discussion was held regarding past variance requests exceeding 900 square feet, and the lot sizes associated with these requests. The ratio of property size to variance granted was calculated, yielding an approximate value of 10%. Theoretically, Mr. Gallagher's new garage would meet the 900-square-foot accessory building requirement; however, it is the old brick garage that contributes an additional 470 square feet beyond the allowable footage.

**Motion was made by Loerch and seconded by Poettker to approve a Zoning Area & Bulk Variance and a variance to exceed 900 square foot, replacing an existing accessory building to be located at 301 West Third Street (Parcel No. 07-25249-027-000) as requested by petitioner, Jered Gallagher.**

**Members voted as follows:**

**YES – Loerch, Boothman, Gibbs, Poettker, and Hartman.**

**NO – Powell.**

**Motion carried by a vote of 5/1.**

**COMMENTS:**

The Zoning Administrator commented on the following business items:

- **Roberta Rohwedder** – Roberta Rohwedder has been appointed the new Code Administrator/Building Official and will oversee all zoning matters. Nathan will continue to serve as the Subdivision/Zoning Administrator for now. His role is expected to evolve into that of Deputy Director of Public Works.
- **Water Discussion** – Illinois American is chlorinating the lines, so any difference in taste in the water is not due to the new water plant.
- **Extension for Special Use Permits** – The Zoning Administrator has not yet brought up the topic of issuing Special Use Permits for a period of three years without the possibility of an extension to the Planning Committee.
- **Subdivision Update** – Close to approving Remington Ridge Phase III, and County Club Hills Phase IV. Quail Ridge Phase IV has its improvement plans approved.
- **Permits** – Issued 19 permits last month.
- **Kentucky Fried Chicken** – Remodeling plans have been submitted.
- **Taco Bell** – Should be close to opening as they are working seven days a week.

**Motion to adjourn the meeting at 8:14 PM was made by Loerch and seconded by Poettker. Motion carried.**

Minutes respectfully submitted by Mechelle Childers.