

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON APRIL 20, 2017

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the March 16, 2017 meeting. A motion was made by Loerch and seconded by Hagenow to approve the minutes of the March 16, 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:

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 was present to speak on behalf of this petition. The Zoning Administrator stated he had the postal notification receipts, and commented that the public notice for this petition was published in the Waterloo Republic Times on April 5, 2017. Mr. Schmidt stated he would like to build a pergola/trellis in the rear of the building up against the primary structure. He believes this will look better than the twelve (12) foot separation required by ordinance. It will also allow more space for handicap parking per ADA regulations, and create some privacy for their customers and the tenants next door. The pergola would be approximately forty (40) feet long and eighteen (18) feet wide.

Motion was made by Hagenow and seconded by Gibbs 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 rear yard setback lines at 318 N. Church Street. (Parcel No. 07-25-204-002-000).

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

PETITIONS:

Z-17-04-01 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 rear yard setback lines at 318 N. Church Street. (Parcel No. 07-25-204-002-000).

Mr. Robert Rehmer, petitioner, was present to speak on behalf of this petition, and Mr. Rehmer 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 5, 2017. Mr. Rehmer stated he would like to build a 14'x 20' sunroom addition to his home. There are three open acres that abut his rear yard that are not suitable for building, due to a creek that runs through the property.

Motion was made by Leorch and seconded by Kaempfe 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 rear yard setback lines at 318 N. Church Street. (Parcel No. 07-25-204-002-000).

Members voted as follows: YES – Hagenow, Boothman, Loerch, Kaempfe, Gibbs 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 7:43 PM was made by Kaempfe and seconded by Boothman. Motion carried.

Minutes respectively submitted by Mechelle Childers