

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

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the June 15, 2017 meeting. A motion was made by Loerch and seconded by Gibbs to approve the minutes of the June 15, 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:**

The Chairman asked if there was any old business. There was none.

**PETITIONS:**

**P-17-07-01 Review and Comment on Petition for a Special Use Permit to allow for the operation of a Bed and Breakfast in a R-3, Single Family Residential Zoning District, as permitted by 40-2-3(B) of the Zoning Code of the City of Waterloo, IL regarding property otherwise known as 625 North Market Street. (Parcel No. 07-24-404-024-0000)**

Mr. Brian Hart, petitioner, was present to speak on behalf of this petition, and 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 June 28, 2017, and that this meeting was a continuance from July 20, 2017. The meeting was reconvened as a quorum was not met on the originally scheduled July 20, 2017 meeting. Mr. Brian Hart is requesting a Special Use Permit to operate a Bed and Breakfast at his residence at 625 Market Street. Mr. Hart stated that his home has five (5) bedrooms, and he would like to offer three bedrooms to travelers. There would be two (2) occupants per room, so maximum capacity would be six (6) people. The home is 5,100 square feet in size, and there is ample parking in the rear of the residence. Mr. Sean Frenick, 700 Waterloo Drive, was present to speak in favor of this petition. He stated that he has been a neighbor of Mr. Hart's for over sixteen (16) years and trusted his decision and clientele.

**Motion was made by Gibbs and seconded by Mueller to approval on a Special Use Permit to allow for the operation of a Bed and Breakfast in a R-3, Single Family Residential Zoning District, as permitted by 40-2-3(B) of the Zoning Code of the City of Waterloo, IL regarding property otherwise known as 625 North Market Street. (Parcel No. 07-24-404-024-0000) with the stipulation that the home be granted up to three rooms for a Bed and Breakfast business.**

**Petition Members voted as follows: YES –Mueller, Loerch, 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 7:37 PM was made by Loerch and seconded by Mueller.**  
**Motion carried.**

Minutes respectively submitted by Mechelle Childers