

WATERLOO CITY COUNCIL

Regular Meeting Agenda

Location: Waterloo City Hall - Council Chambers
100 W. Fourth St., Waterloo, IL
Date: Monday, December 05, 2022
Time: 7:30 p.m.

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Correction or Withdrawal of Agenda Items by Sponsor.
5. Approval of Minutes as Written or Amended.
6. Petitions by Citizens on Non-Agenda Items.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Collector.
 - B. Report of Treasurer.
 - C. Report of Subdivision and Zoning Administrator.
 - D. Report of Director of Public Works.
 - E. Report of Chief of Police.
 1. Presentation of the Annual Police Pension Report by Mr. Keith Brinkmann.
 - F. Report of City Attorney.
 - G. Report and Communication by Mayor.
 1. Good Neighbor Award presented to Chuck Green.
8. Report of Standing Committees.
9. Report of Special Committees.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1865 Amending the Official Zoning Map of the City of Waterloo, IL for Property Located at 500 Walnut Street, 502 Walnut Street and 502-Rear Walnut Street, from R-3 Single Family Residential to I-1 Light Industrial.
11. Unfinished Business.
12. Miscellaneous Business.
 - A. Consideration and Action on Warrant No. 620.
 - B. Consideration and Action on Full-Page Ad to be placed in the 2023 Visitor's Guide in the amount of \$2,200.00 (discounted 60% with membership and advertising bundle) to be paid out of the Hotel / Motel Tax Fund.
 - C. Consideration and Action on a Petition for a Special Use Permit from Matthew Schweizer for a Private Greenhouse to be located at 610 Paula Drive in an R-5 Residential Zoned District as Provided for by the City of Waterloo Revised Code of Ordinances, Section 40-4-10.
 - D. Consideration and Action on Executive Session for the Discussion of Personnel as per 5 ILCS 120/2(c)(1).
13. Discussion of Matters by Council Members Arising After Agenda Deadline.
14. Motion to Adjourn.

DATES TO REMEMBER

Dec. 12, 2022 – Planning Commission Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 13, 2022 – Sister Cities Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
Dec. 14, 2022 – Park District Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
Dec. 15, 2022 – Zoning Board of Appeals Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 19, 2022 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 23 & 26, 2022 – City Offices Closed for the Christmas Holidays.
Dec. 27, 2022 – American Legion Meeting, Waterloo City Hall: 2nd Floor, 7:00 p.m.
Dec. 30, 2022 @ 12 noon and Jan. 02, 2023 – City Offices Closed for the New Year's Holiday.

**MINUTES OF THE
CITY COUNCIL MEETING
NOVEMBER 21, 2022**

1. The meeting was called to order by Mayor Smith at 7:30 p.m.
2. The following Aldermen were present: Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller.
3. Pledge of Allegiance led by Mayor Tom Smith.
4. Correction or Withdrawal of Agenda Items by Sponsor.
Mayor Smith requested Miscellaneous Business Item 12E be withdrawn from the agenda. Motion made by Alderman Notheisen and seconded by Alderman Heller to withdraw Miscellaneous Business Item 12E from the agenda. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
5. Approval of Minutes as Written or Amended.
Approval of City Council Meeting Minutes dated 11-07-22. Motion made by Alderman Darter and seconded by Alderman Notheisen to approve the City Council Meeting Minutes from 11-07-22. Motion passed unanimously with Aldermen Darter, Kyle Buettner, Row, Heller, Notheisen, Matt Buettner, Hopkins and Trantham voting 'yea'.
6. Petitions by Citizens on Non-Agenda Items. None.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Collector.
The report is in the packet.
Motion to accept the Collection Report was made by Alderman Notheisen and seconded by Alderman Row. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
 - B. Report of Treasurer.
The report is in the packet.
Motion to accept the Collection Report was made by Alderman Notheisen and seconded by Alderman Hopkins. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
 - C. Report of Subdivision and Zoning Administrator. The report is in the packet.
 - D. Report of Building Inspector / Code Administrator. The report is in the packet.
 - E. Report of Director of Public Works.
All of the Christmas decorations have been put up, and we are ready for the GLOW Parade.

- F. Report of Chief of Police.
Staging for the GLOW Parade will be at Gilbault Catholic High School.
- G. Report of City Attorney. No report.
- H. Report and Communication by Mayor.
 - 1. Presentation of Plaque to Steve Notheisen in Recognition of his 19 Years of Service to the City of Waterloo as Alderman, Ward I.
- 8. Report of Standing Committees. None.
- 9. Report of Special Committees. None.
- 10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Resolution No. 22-16 Authorizing the Execution of a Letter of Agreement between the City of Waterloo, Illinois and J & J Septic Tank & Sewer Cleaning, LLC for Sludge Hauling, to terminate at the end of agreement date of December 31, 2024.
Motion made by Alderman Notheisen and seconded by Alderman Kyle Buettner to approve Resolution No. 22-16 Authorizing the Execution of a Letter of Agreement between the City of Waterloo, Illinois and J & J Septic Tank & Sewer Cleaning, LLC for Sludge Hauling, to terminate at the end of agreement date of December 31, 2024. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
- 11. Unfinished Business. None.
- 12. Miscellaneous Business.
 - A. Consideration and Action on Approval of the 2023 Regularly Scheduled Meetings and Holiday Dates.
Motion made by Alderman Notheisen and seconded by Alderman Matt Buettner on Approval of the 2023 Regularly Scheduled Meetings and Holiday Dates. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
 - B. Consideration and Action on Probable Tax Levy and Setting a Public Hearing Date of December 19, 2022 at 7:15 p.m.
Motion made by Alderman Notheisen and seconded by Alderman Trantham on Approval of a Probable Tax Levy and Setting a Public Hearing Date of December 19, 2022 at 7:15 p.m. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting 'yea'.
 - C. Consideration and Action on Renewal of Group Health Insurance Coverage with Blue Cross Blue Shield of Illinois Effective January 1, 2023 through December 31, 2023.
Motion made by Alderman Notheisen and seconded by Alderman Matt Buettner to

approve the Renewal of Group Health Insurance Coverage with Blue Cross Blue Shield of Illinois Effective January 1, 2023 through December 31, 2023. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting ‘yea’.

- D. Consideration and Action on Renewal of Dental Insurance Coverage with Delta Dental of Illinois Effective January 1, 2023 through December 31, 2023.
Motion made by Alderman Notheisen and seconded by Alderman Matt Buettner to approve the Renewal of Dental Insurance Coverage with Delta Dental of Illinois Effective January 1, 2023 through December 31, 2023. Motion passed unanimously with Aldermen Notheisen, Matt Buettner, Hopkins, Trantham, Darter, Kyle Buettner, Row and Heller voting ‘yea’.
- E. Consideration and Action on Executive Session for the Discussion of Personnel as per 5 ILCS 120/2(c)(1).
Item was withdrawn from the agenda.
13. Discussion of Matters by Council Members Arising After Agenda Deadline.
Alderman Matt Buettner stated it was a pleasure and honor to have worked with Alderman Notheisen.
Alderman Hopkins commented that he enjoyed working with Alderman Notheisen on committees and thanked him for letting others have their say even if he disagreed.
Alderman Trantham thanked Alderman Notheisen for his direct questions and appreciated working with him as Chief of Police and as a fellow alderman. Alderman Trantham also stated there is a home on South Main Street which is in poor condition. A number of constituents have expressed concern about the house and it may need to be condemned.
Alderman Darter stated it was great to agree and disagree with Alderman Notheisen over the years.
Alderman Kyle Buettner thanked Alderman Notheisen for expressing in a thought-out manner why he agreed or disagreed on a subject.
Alderman Row wished Alderman Notheisen good luck with his future endeavors.
Alderman Heller wished Alderman Notheisen the very best in Florida and stated he enjoyed working with him.
Shawn Kennedy, Tim Burk, Brad Papenberg, Jeff Prosise, Nathan Krebel, Brad Yearian, Sarah Deutch, Russ Thomas, Mechelle Childers all individually thanked Alderman Notheisen for all his years of service. They also thanked him for being a great Gas Committee Chairman.
Mayor Smith thanked Alderman Notheisen for his job as Gas Chairman and for his work on the new water treatment facility.
Alderman Notheisen commented that the council works for the betterment of the City and it has been a pleasure to serve.
14. Motion to Adjourn made by Alderman Notheisen and seconded by Alderman Kyle Buettner. Motion passed with a unanimous voice vote. Mayor Smith adjourned the meeting at 7:55 p.m.

Mechelle Childers - City Clerk

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
December 5, 2022
(Date)
2. Description of matter to be placed on agenda:
Presentation of the Annual Police Pension Report by Mr. Keith Brinkmann.

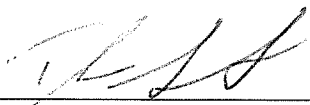
3. Relief or action to be requested:
Approval

4. Submittal date: 11/30/22

Submitted by:
Shawn Kennedy, Collector-Budget Officer

DISPOSITION

5. _____ Matter to be placed on agenda for meeting date requested.
_____ Matter to be placed on agenda for meeting to be held on _____
_____ Matter referred to _____



Mayor

**CITY OF WATERLOO, ILLINOIS
POLICE PENSION FUND**

**Municipal Compliance Report (40 ILCS §5/3-143, Report by Pension Board)
For the Year Ended April 30, 2022**

The Pension Board certifies to the Board of Trustees of the City on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

1. The total assets of the fund in its custody at the end of the fiscal year and the current market value of those assets:

Actuarial Value of Assets	<u>\$8,549,792</u>
Total Net Assets (at Market Value)	<u>\$8,020,107</u>

2. The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	<u>\$143,068</u>
Estimated Receipts - All Other Sources	
Investment Earnings	<u>N/A</u>
Municipal Contributions	<u>\$684,879</u>

3. The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	<u>N/A</u>
(b) Annual Requirement of the Fund as Determined by: Illinois Police Officers' Pension Investment Fund (IPOPIF) Report	<u>\$514,003</u>
Private Actuary - Report Dated September 26, 2022 (Entry Age Normal - Level Percent)	<u>\$684,879</u>
Private Actuary - Report Dated September 26, 2022 (PA096-1495)	<u>\$506,337</u>

**CITY OF WATERLOO, ILLINOIS
POLICE PENSION FUND**

**Municipal Compliance Report (40 ILCS §5/3-143, Report by Pension Board)
For the Year Ended April 30, 2022**

4. The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	-\$457,806	\$1,101,477
Assumed Investment Return		
IPOPIF / Illinois Department of Insurance	6.80%	6.25%
Private Actuary - Report Dated September 26, 2022	6.50%	6.50%
Actual Investment Return	-5.49%	15.75%

5. The total number of active employees who are financially contributing to the fund:

Number of Active Members	17
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6. The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed*
(i) Regular Retirement Pension	6	\$324,695
(ii) Disability Pension	3	\$109,711
(iii) Survivors and Child Benefits	1	\$26,778

* The total amount disbursed during the year was \$595,937.

**CITY OF WATERLOO, ILLINOIS
POLICE PENSION FUND**

**Municipal Compliance Report (40 ILCS §5/3-143, Report by Pension Board)
For the Year Ended April 30, 2022**

7. The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
IPOPIF / Illinois Department of Insurance	70.3%	62.6%
Private Actuary - Report Dated September 26, 2022	66.4%	64.8%

8. The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability: IPOPIF	\$3,561,552
Private Actuary - Report Dated September 26, 2022	\$4,326,807

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9. The investment policy of the Pension Board under the statutory investment restrictions imposed on the fund.

Investment Policy - See Attached

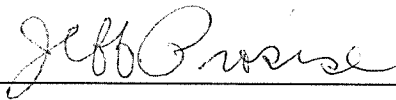
*IPOPIF information is based on data as of April 30, 2022 from the November 4, 2022 report.

**CITY OF WATERLOO, ILLINOIS
POLICE PENSION FUND**


**Municipal Compliance Report (40 ILCS §5/3-143, Report by Pension Board)
For the Year Ended April 30, 2022**

**CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT**

We, the undersigned Trustees of the City of Waterloo Police Pension Fund, based upon information and belief, and to the best of our knowledge, certify pursuant to §5/3-134 of the Illinois Pension Code, that the preceding report is true and accurate.



President



Secretary

Dated: 12/1/22

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

December 5, 2022
(Date)
2. Description of matter to be placed on agenda:
Good Neighbor Award Presented to Chuck Green.
3. Relief or action to be requested:
Presentation of Award.
4. Submittal date: November 18, 2022

Submitted by:
Sarah Deutch

DISPOSITION

5. _____ Matter to be placed on agenda for meeting date requested.
- _____ Matter to be placed on agenda for meeting to be held on _____
- _____ Matter referred to _____



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
December 05, 2022
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1865 Amending the Official Zoning
Map of the City of Waterloo, IL for Property Located at 500 Walnut Street, 502
Walnut Street and 502-Rear Walnut Street, from R-3 Single Family Residential to
I-1 Light Industrial.
3. Relief or action to be requested:
Approval.
4. Submittal date: 11-30-22

Submitted by:
Nathan Krebel, Subdivision and Zoning Administrator

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

ORDINANCE NO. 1865

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WATERLOO, ILLINOIS FOR PROPERTY LOCATED AT 500 WALNUT STREET, 502 WALNUT STREET, AND 502-REAR WALNUT STREET, FROM R-3 SINGLE FAMILY RESIDENTIAL TO I-1 LIGHT INDUSTRIAL.

WHEREAS, property owners, William Ebeler, Jeanne Ebeler and Amanda Ebeler, have petitioned for a Zoning Map Amendment for property located at 500 Walnut Street (Parcel No. 07-25-336-002-000), 502 Walnut Street (Parcel No. 07-25-336-001-000), and 502-Rear Walnut Street (Parcel No. 07-25-336-003-000), from R-3 Single Family Residential to I-1 Light Industrial; and

WHEREAS, the Planning Committee met on October 03, 2022 to discuss and review the Ebler Property zoning change and gave several recommendations; and

WHEREAS, a subsequent Joint Planning & Street Committee met on October 17, 2022 to discuss and review the Ebler Property zoning change and gave it a positive recommendation; and

WHEREAS, the Planning Commission of the City of Waterloo, Illinois met on November 14, 2022 to review and hear evidence with respect to the zoning of the property herein described and recommended that said property be rezoned as requested; and

WHEREAS, after due notice of a public hearing, the Zoning Board of Appeals of the City of Waterloo, Illinois met on November 17, 2022 to review and hear evidence with respect to the zoning of the property herein described and recommended that said property be rezoned as requested.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waterloo, Illinois as follows:

SECTION ONE. The property hereinafter described and depicted, to-wit on Exhibit "A" is hereby rezoned as requested.

SECTION TWO. The Official Zone District Map of the City of Waterloo, Illinois is hereby amended by re-zoning the property previously described and depicted on Exhibit "A".

SECTION THREE. The City Zoning Administrator is hereby authorized and directed to change the Official Zone District Map of the City of Waterloo, Illinois accordingly.

SECTION FOUR. All ordinances or parts thereof, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

SECTION FIVE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



11-04-22
KALC

THOMAS G. SMITH, Mayor
MECHELLE CHILDERS, Clerk
BRAD A. PAPENBERG, Treasurer



Nathan Krebel
Zoning Administrator
Subdivision Administrator
100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8730

Memorandum

To: Mayor Smith & City Council
From: Nathan Krebel
Date: 11-18-2022
Re: Map Amendment

Bill Ebeler is requesting approval from City Council for a map amendment to change the zoning for the properties located at 500 Walnut, 502 Walnut, and 502 Walnut (Rear) from R-3, Single Family Residential to I-1, Light Industrial. This petition received a favorable recommendation from Planning Commission and Zoning Board of Appeals. The proposed map amendment is contiguous to the I-1 zoned areas to the north of the subject properties therefore I recommend approval of the Special Use Permit.

Respectfully,

A handwritten signature in cursive script, reading "Nathan Krebel", is written over a horizontal line.

Nathan Krebel
Zoning/Subdivision Administrator

October 26, 2022

The Planning Commission and
Zoning Board of Appeals
City of Waterloo
100 West Fourth Street
Waterloo, IL 62298

Re: Rezoning from R-3 Single Family Residential to I-1 Light Industrial
of 500 Walnut, Parcel # 07-25-336-002-000
502 Walnut, Parcel # 07-25-336-001-000
502Rear Walnut, Parcel # 07-25-336-003-000

We are requesting a zoning amendment to the above properties from R-3 to I-1, light industrial. This request is being made because Parcel 07-25-336-001-000 is adjacent to I-1 zoning and we feel the three parcels are better suited to be I-1 zoning because of their adjacent location. 500 Walnut has been the home of a stainless steel manufacturing business, operating under a special use permit, since Spring of 1978.

Our intention is to gain access off State Hwy. Route 3, which will lessen the existing commercial traffic on South Moore Street and Walnut Street.

Thank you for your consideration of this petition.



William A. Ebeler



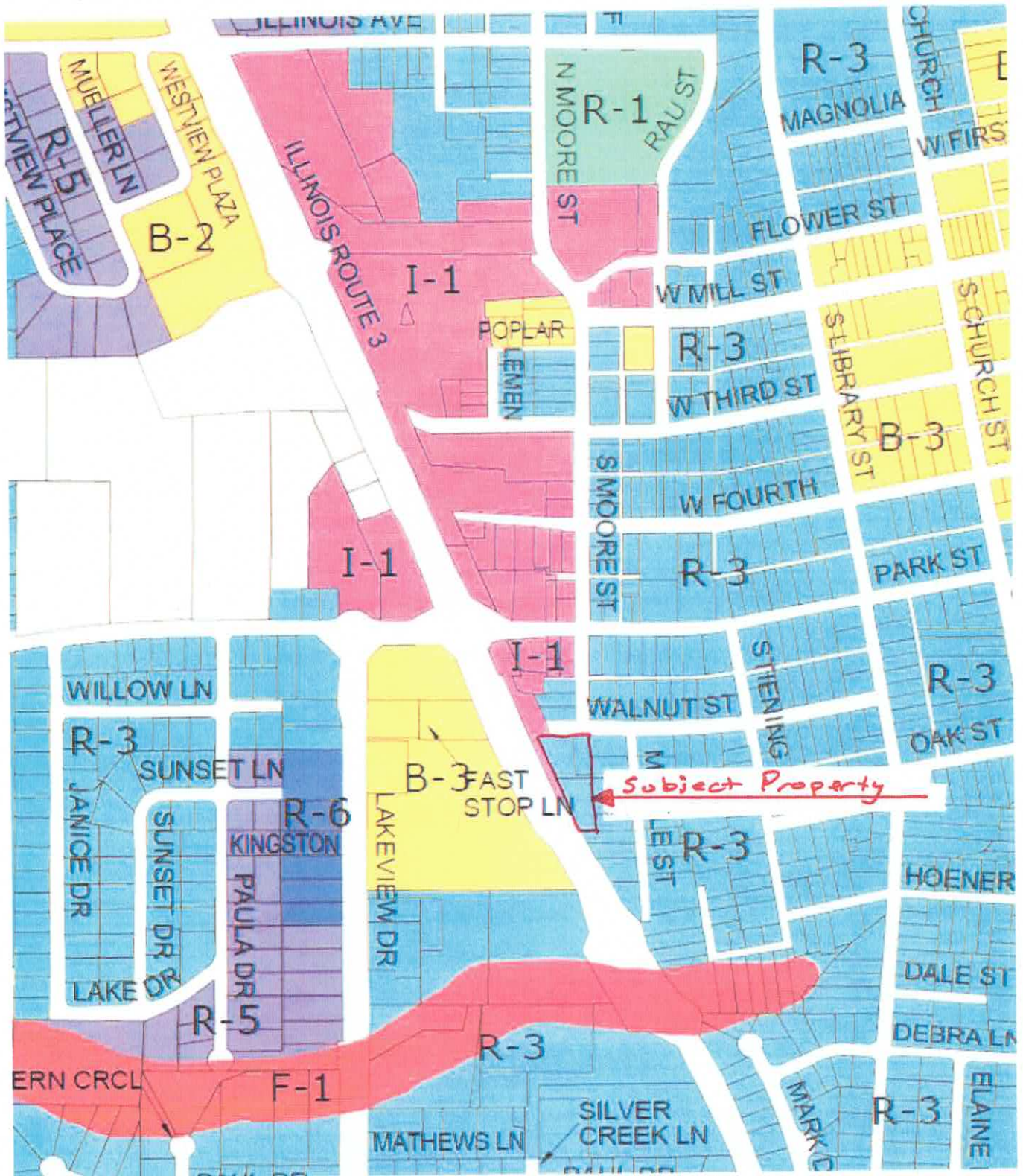
Jeanne L. Ebeler

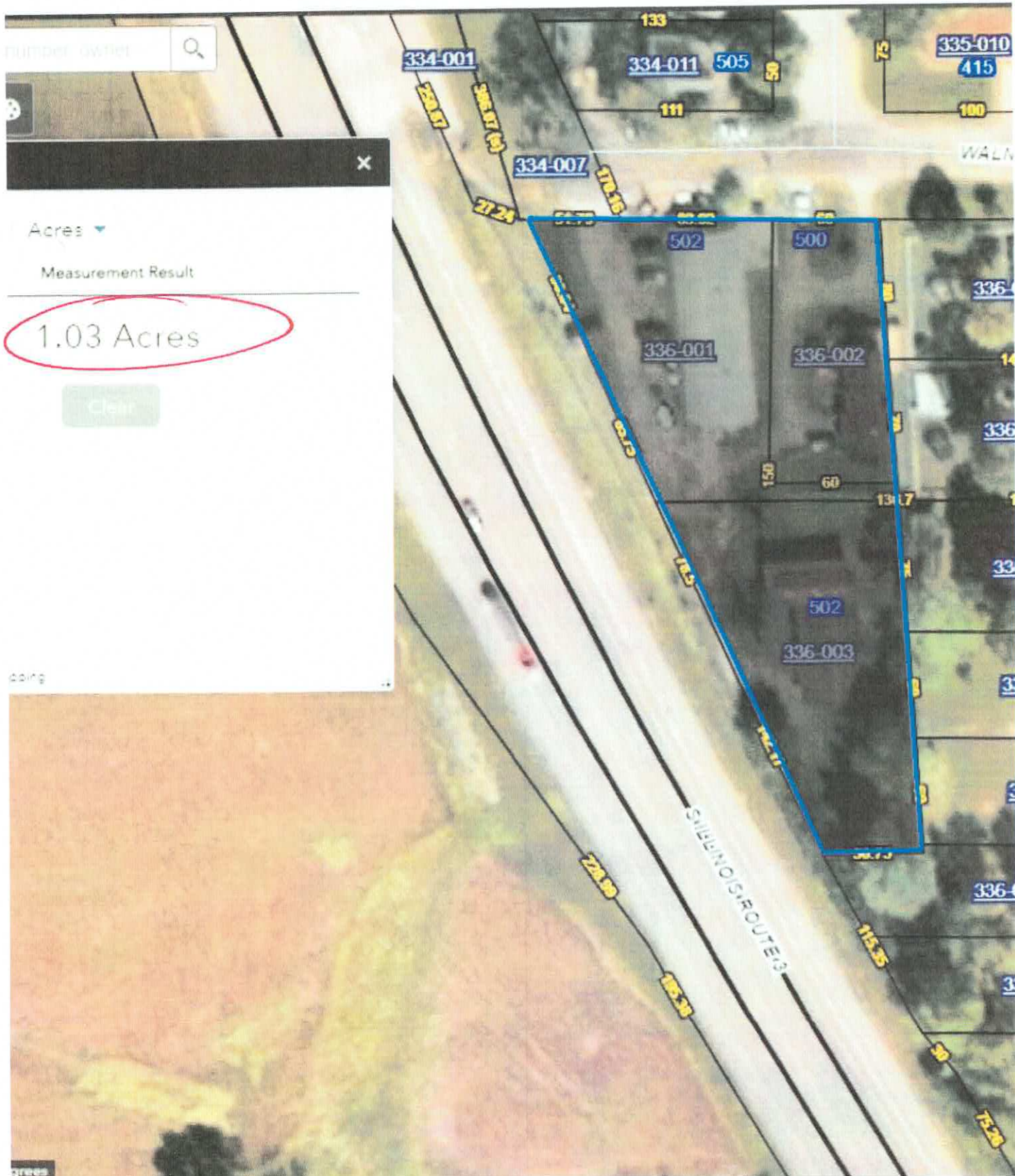


Amanda Ebeler

10-14-22

NAG





11-04-22
KALC

Date: October 27, 2022

PROCEDURES TO REQUEST A ZONING AMENDMENT

A Zoning Amendment is a change by the municipal authority to amend the City's Zoning Code Book or the Zoning Map

1. Petition forms may be obtained at City Hall. They must be completed and returned to the Zoning Administrator no later than the 15th day of the month preceding the Planning Commission and Zoning Board of Appeals meetings. A fee of \$200.00 is required along with a 2-3-paragraph "letter of intent" explaining your intentions and reasons for the petition. Address it to "The Planning Commission and Zoning Board of Appeals".
2. The Planning Commission reviews these petitions at City Hall on the 2nd Monday of the month. The next Planning Commission Meeting is November 14th, 2022 at 7:30 pm. Once the Planning Commission has reviewed the petition, they pass it on the Zoning Board of Appeals with a positive or negative recommendation.
3. A blank notification letter is attached. This letter is to be completed and sent to all owners of land adjacent to and across from streets and alleys from the subject property. The letters are to be sent at least fifteen days, but no more than 30 days, prior to the Zoning Board of Appeals Meeting. You must provide proof of the certified mailings to the Zoning Board. Proof is defined as the Post Office receipt and/or the returning green cards from the mailings. You are to present these receipts at the Zoning Board of Appeals Meeting of the petition.
4. The Zoning Board of Appeals monthly meetings are held at City Hall. The next Scheduled meeting is November 17th, 2022 at 7:30 pm.
5. Following the Zoning Board of Appeals Meeting, the applicant will receive a letter informing them of the decision of the Zoning Board. A building permit, if required, can then be applied for.
6. The City Council acts on the reports in accordance with its regular procedure. The applicant will receive a letter informing them of the decision of the City Council.
7. It is necessary for the applicant or an appointed person to be present at each meeting.



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600
Thomas G. Smith, Mayor

PETITION FOR ZONING AMENDMENT

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date of Hearing: 11-17-2022 Fee Paid to City Clerk: \$
Date Hearing Held: Waterloo City Hall Newspaper: Republic Times
Building Permit App. No.: Date Published: 11-02-2022
Action of Zoning Board of Appeals: Recommendation of Zoning Board of Appeals:
☐ Denied ☐ Denied
☐ Approved ☒ Approved
☐ Approved with Modification ☐ Approved with Modification
Date: Date: 11-17-2022

ACTION BY CITY COUNCIL

☐ Denied
☐ Approved Ordinance No.
☐ Approved with Modification Date: 12-05-2022

Instructions to Applicants: To request a change in either the zoning map or text, this application for a zoning amendment must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for a change in zoning: 1) the original zoning was in error; 2) the character of the area has changed to such an extent as to warrant rezoning. The burden of substantiating evidence rests with the applicant.

A notice of the hearing must be published in a newspaper of general circulation in the local area at least 15 days prior to the hearing. The publication cost must be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least 10 days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Zoning Board of Appeals/Planning Commission.

Name of Applicant(s): WILLIAM A. EBELER Phone:
Address: 1701 FLORAVILLE RD Zip: 62298
Property Interest of Applicant:
☒ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other
Name of Owner(s), If other than applicant:

Address: Zip

**CITY OFFICES**

100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600

Thomas G. Smith, Mayor

An amendment to the Zoning Ordinance is requested as follows:

A. ☐ Amendment to Text:

It is requested that Section _____ of the Zoning Ordinance be amended as follows:

Reason for Amendment: _____

B. ☒ Amendment to Map:

It is requested that the property described below and shown on attached site plan be rezoned from R-3 Single Family Residential to I-1 Light Industrial

Address of Property: 500, 502, 502R WALNUT

Legal Description of Property: _____

Present Use of Property: METAL FABRICATION

"Same"

Proposed Use of Property: RESIDENTIAL

Reason for Amendment: CONFORM WITH CURRENT USE

Name of adjacent property owners:

Name	Address	Present Use
"SEE ATTACHED"		

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Waterloo, for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Date: Oct 27, 22

Applicant: Will AEK

Date: Oct 27, '22

Owner: Will AEK

Waterloo Planning Commission Advisory Report

Petition Number: Z-22-11-01

Type of Petition: Special Use Permit / Zoning Text Amendment / ZONING MAP AMENDMENT
(other)

As per Section 40-9-4 of the Waterloo Municipal Code

The effect the proposal would have on the City's Comprehensive Plan: positive - while the Comp. Plan shows R-3, we did not understand the unique challenges of these lots. We feel this change is in the spirit of the Comp. Plan.

The effect the proposal would have on the health, welfare, safety, morals and comfort of area residents:

neutral / positive - the land locked house & grandfathered in industrial use of the lot now are awkward. This rezoning simply aligns w/ the current use & makes the lots more desirable in the future.

The effect the proposal would have on schools, traffic, streets, shopping, public utilities and adjacent properties:

neutral

Other legal requirements or considerations: due to the lot size & set back requirements it will be impossible for a large scale industrial use to go in here. This protects the area residents

As per Section 40-9-7 of the Waterloo Municipal Code

Is the proposal necessary for public convenience at this location?

While not 100% necessary, we feel it is a net positive for the City + neighbors.

Is the proposal designed, located and proposed to be operated so that the public health, safety, and welfare will be protected?

yes

Will the proposal cause substantial injury to the value of other property in the neighborhood in which it is located?

no (see previous comments)

Will the proposal be detrimental to the essential character of the district in which it is located?

no - it is currently being used for industrial

The Planning Commission gives this petition a

Favorable Recommendation
(with modifications as outlined below)

Unfavorable Recommendation
(for the reasons explained herein)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

please see OCT. Planning Commission meeting minutes for additional info.

Signed: _____

Planning Commission Chairman

Date:

11/14/2022

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON NOVEMBER 17, 2022

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the October 20, 2022 meeting. A motion was made by Spielman and seconded by Boothman to approve the minutes of October 20, 2022 as presented. 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-22-11-01 Review and Comment on a Petition to consider a proposed Zoning Map Amendment for Parcel No. 07-25-336-001-000, Parcel No. 07-25-336- 003-000, and Parcel No. 07-25-336-002-000, more commonly known as 502 Walnut Street, 502 Walnut Street (Rear), and 500 Walnut Street from R-3 Single Family Residential to I-1 Light Industrial as requested by owners, William Ebeler, Jeanne Ebeler, and Amanda Ebeler.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all but two recipients. The Zoning Administrator called the two recipients whose postal notifications were not received and emailed them the information.

Mr. William Ebeler, the petitioner, was present to speak on behalf of this petition. Mr. Ebeler met with IDOT and with the City of Waterloo requesting access to Illinois Route 3 from his property. This access will lessen commercial traffic on South Moore Street and Walnut Street as trucks will then access their business directly from Route 3. Mr. Ebeler was granted an entrance on Illinois Route 3 and is now requesting that his properties be zoned I-1 Light Industrial. The property is contiguous to an I-1 zoned parcel and his business qualifies as light industrial use. Mr. Ebeler stated he has been operating his business on a special use permit since 1978. Walnut Street would not extend to the highway, but would probably curve into Moore Street. The home on the property would be grandfathered into the I-1 zoned district if the petition is approved.

Mr. Mark Fischer, owner of the Depot property, 518 Park Street, thought he still owned the property that Mr. Ebeler was intending to use as an access point from Illinois Route 3. The Zoning Administrator informed Mr. Fischer that IDOT purchased the portion of the property he is referring to with the expansion of Illinois Route 3.

Motion was made by Gibbs and seconded by Loerch to recommend approval for a proposed Zoning Map Amendment for Parcel No. 07-25-336-001-000, Parcel No. 07-25-336-003-000, and Parcel No. 07-25-336-002-000, more commonly known as 502 Walnut Street, 502 Walnut Street (Rear), and 500 Walnut Street from R-3 Single Family Residential to I-1 Light Industrial as requested by owners, William Ebeler, Jeanne Ebeler, and Amanda Ebeler.

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

Motion carried.

Z-22-11-02 Review and Comment on a Petition for a Special Use Permit as permitted by 40-4-10 to allow a private greenhouse at 610 Paula Drive, Parcel No. 07-25-317-013-000 located in a R-5 Zoning District, as requested by petitioner, Matthew Schweizer.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all recipients.

Mr. Matthew Schweizer, the petitioner, was present to speak on behalf of this petition. He stated he would like to construct a 200-square-foot residential greenhouse on his property. The greenhouse would be on a concrete pad, made of solid materials and professionally installed. There will also be no lighting or exterior generators. If approved construction would start in the spring. Area heaters would be used as a heat source. The six raised planter beds that are currently on the property will remain.

The Zoning Administrator read a letter from Sahra Linneman, owner of the property at 608 Paula Drive. Ms. Linneman opposes the special use permit as she feels the size and location would impose on the aesthetics of the area.

It was mentioned that John and Brenda Bueschel, 612 Paula Drive, seemed to originally oppose the special use permit. However, they appear to have changed their minds once they saw a photo of the proposed greenhouse.

The Zoning Administrator also read a letter from Dave Balaski, 611 Paula Drive, who stated he had no issues with the requested special use permit for a greenhouse.

The Waterloo Planning Commission approved the Special Use Permit stipulating that Mr. Schweizer build the Sigma 20 Greenhouse or a similarly manufactured style greenhouse.

Motion was made by Gibbs and seconded by Loerch to recommend approval for a Special Use Permit as permitted by 40-4-10 to allow a private greenhouse at 610 Paula Drive, Parcel No. 07-25-317-013-000 located in a R-5 Zoning District, as requested by petitioner, Matthew Schweizer with the stipulation that Mr. Schweizer installs the Sigma 20 Greenhouse as he proposes or an equivalent to the Sigma 20.

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

Motion carried.

Z-22-11-03 Review and Comment on a Petition for Special Sign Permit to install a wall mounted sign which exceeds the requirements of 40-4-15(C) located at 114 West Mill Street – Gallagher’s Restaurant – Parcel No. 07-25-250- 011-000 as requested by owner, John Gallagher.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all but one recipient. The Zoning Administrator called the recipient whose postal notification was not received but was unable to talk to anyone.

Mr. James Gallagher, son of the petitioner, was present to speak on behalf of this petition. The Gallagher’s are requesting a Special Sign Permit for a wall-mounted sign on the northeast corner of the building. The sign will extend approximately 30” from the corner and the code limits the extension distance to a maximum of 24”.

Mr. Matthew Schweizer, 610 Paula Drive and part owner of Hopskeller Brewing Company, stated he supported the sign and thought other businesses would agree. The sign is iconic and will make the restaurant easier to locate.

Motion was made by Spielman and seconded by Loerch to recommend approval for a Special Sign Permit to install a wall mounted sign which exceeds the requirements of 40-4-15(C) located at 114 West Mill Street – Gallagher’s Restaurant – Parcel No. 07-25-250-011-000 as requested by owner, John Gallagher

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

Motion carried

COMMENTS:

The Zoning Administrator had the following comments:

- There will be a review of “accessory buildings” in the zoning code. Gazebo kits are becoming popular and there are questions on how to classify these structures. Are they temporary or permanent and should they be regulated and if so how.
- There is an interest in turning the old Family Video Store into a convenience store, but nothing is official.
- 411 Park Street Property – This is the property that caught fire and contained a printing and dog grooming business. The owner of the property is talking to the City about what is required to either rebuild or tear down the building.

- ‘Adorable Beast’ is looking for a new location. We will need to review the zoned districts where other dog grooming facilities are located.

Zoning Board Members had the following comments:

- Dumpsters are located in front of Reliable Sanitation. It is believed that there was a stipulation when granting Reliable Sanitation's request for a variance that dumpster storage would be eliminated in front of the office building.
- There is a home on South Main Street that is in poor condition. It is requested that the City address the condition of the home.

**Motion to adjourn the meeting at 8:16 PM was made by Poettker and seconded by Powell.
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.

ZONING BOARD OF APPEALS ADVISORY REPORT

On Petition # Z-22-11-01

I move that the Zoning Board of Appeals provide the City Clerk with an Advisory Report as follows:

1. The Petition should be Approved / Denied / Approved with Modifications (see modifications below);
2. The effect the proposal would have on the health, welfare, safety, morals, and comfort of area residents would be Negligible / Positive / Negative / Potentially Negative in that _____;
3. The effect the proposal would have on schools, traffic, streets, shopping, public utilities, and adjacent properties would be Negligible / Positive / Negative / Potentially Negative in that _____;
4. The proposed recommendation is Necessary / Not Necessary for the public convenience at the subject location;
5. The proposed recommendation Is / Is Not so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
6. The proposed recommendation Will / Will Not cause substantial injury to the value of other property in the neighborhood in which it is proposed to be located;
7. The proposed recommendation Will / Will Not be detrimental to the essential character of the zoning district in which the property is located;

I further move that the recommendation be subject to the following modification(s):

This advisory report is respectfully submitted, on behalf of the Zoning Board of Appeals.

Signed: _____

Zoning Board of Appeals Chairman

Date: _____

Nov 17, 2022

Agenda Item No. 12A

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
December 05, 2022
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Warrant No. 620.

3. Relief or action to be requested:
Approval.

4. Submittal date: 12-01-22

Submitted by: _____
Shawn Kennedy, Collector / Budget Officer

DISPOSITION

5. _____ Matter to be placed on agenda for meeting date requested.
_____ Matter to be placed on agenda for meeting to be held on _____
_____ Matter referred to _____



Mayor

SYS DATE:12/01/22

CITY OF WATERLOO

SYS TIME:09:54

C L A I M S H E E T

DATE: 11/30/22

wednesday November 30, 2022

[NCS]
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WARRANT #620

VENDOR #	NAME	DEPT.	AMOUNT
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01 GENERAL FUND

LEGISLATIVE

AC110	SUSAN E. STRATMAN	01-12	95.00
EL075	ELAN FINANCIAL SERVICES	01-12	310.80
KA020	K & D PRINTING	01-12	613.00
TR150	TRANHAM, JAMES	01-12	1,836.58
VE360	VERVOCITY INTERACTIVE	01-12	139.00
WA300	CAPITAL ONE	01-12	33.10

**TOTAL LEGISLATIVE			3,027.48
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FINANCE

AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-13	37.82
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-13	60.20
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-13	9,022.92
DA040	D AND D DISTRIBUTING SERVICES, IN	01-13	7.00
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-13	771.58
EL075	ELAN FINANCIAL SERVICES	01-13	25.98
FI100	FIDELITY SECURITY LIFE INSURANCE	01-13	83.49
FI575	FIRST NATIONAL BANK OF WATERLOO	01-13	39.20
GR390	GREAT AMERICA LEASING CORPORATIO	01-13	25.00
HA390	HARRISONVILLE TELEPHONE	01-13	1,326.95
KA020	K & D PRINTING	01-13	249.00
RE440	REJIS COMMISSION	01-13	815.85
RO400	ROTELITE OF ST LOUIS INC	01-13	35.00
ST120	STAPLES BUSINESS ADVANTAGE	01-13	199.96
ST150	STATE BANK OF WATERLOO	01-13	45.00
WA300	CAPITAL ONE	01-13	79.00

**TOTAL FINANCE			12,823.95
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BUILDING

BA030	BADE ROOFING CO., INC.	01-14	473.00
CI250	CITY OF WATERLOO	01-14	4,113.74
KO470	KONE INC.	01-14	328.45
ST120	STAPLES BUSINESS ADVANTAGE	01-14	226.62

**TOTAL BUILDING			5,141.81
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LEGAL

ST025	ST CLAIR, GILBRETH & STEPPIG LLC	01-15	8,602.50
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**TOTAL LEGAL			8,602.50
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ZONING/BUILDING INSPECTOR

AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-16	14.18
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-16	14.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-16	4,573.26
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-16	231.62
FI100	FIDELITY SECURITY LIFE INSURANCE	01-16	28.26
ST120	STAPLES BUSINESS ADVANTAGE	01-16	38.01
WA850	WATERLOO LUMBER COMPANY	01-16	32.87
YE200	YEARIAN, BRAD	01-16	20.00

**TOTAL ZONING/BUILDING INSPECTOR			4,952.20
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RECORDS

AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-18	7.09
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-18	7.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-18	1,185.96
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-18	85.28
FI100	FIDELITY SECURITY LIFE INSURANCE	01-18	9.13
RE410	REPUBLIC TIMES LLC	01-18	460.09

**TOTAL RECORDS			1,754.55
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POLICE

AL125	AL'S AUTOMOTIVE SUPPLY INC.	01-21	629.80
AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-21	132.94

VENDOR #	NAME	DEPT.	AMOUNT
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01	GENERAL FUND		
	POLICE		
AP121	APEXNETWORK PHYSICAL THERAPY	01-21	157.00
AX400	AXON ENTERPRISE, INC.	01-21	734.20
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-21	126.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	01-21	31,179.82
DA040	D AND D DISTRIBUTING SERVICES, INC	01-21	42.00
DA082	DATATRONICS, INC.	01-21	7,486.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-21	1,586.24
ED115	ED MORSE FORD	01-21	47.92
EL075	ELAN FINANCIAL SERVICES	01-21	679.37
FI100	FIDELITY SECURITY LIFE INSURANCE	01-21	197.83
GR405	GREATER ST. LOUIS AREA COUNCIL	01-21	685.00
HA110	HADDICK, MATT	01-21	62.58
HA390	HARRISONVILLE TELEPHONE	01-21	310.37
HE405	HEROS IN STYLE	01-21	392.71
JO200	JOHN DEERE FINANCIAL	01-21	83.99
LE425	LEON UNIFORM CO.	01-21	392.50
MO425	MONROE COUNTY ELECTRIC COMPANY	01-21	48.60
MO460	MONROE COUNTY GENERAL FUND	01-21	19,645.83
MO755	MOTOROLA SOLUTIONS, INC.	01-21	936.00
MU350	MUNICIPAL ELECTRONICS	01-21	185.28
PO470	POMP'S TIRE SERVICE, INC.	01-21	1,087.12
RE440	REJIS COMMISSION	01-21	1,191.25
SI305	SIEBENBERGER, DALE	01-21	95.60
ST120	STAPLES BUSINESS ADVANTAGE	01-21	176.38
VE250	VERIZON	01-21	105.07
VO150	VOELKER, SHERRI	01-21	50.74
ZA025	ZABER, ERIC	01-21	159.41
	**TOTAL POLICE		68,607.75
	EMERGENCY MANAGEMENT AGENCY		
GL320	GLOBAL TECHNICAL SYSTEMS, INC.	01-23	1,005.74
	**TOTAL EMERGENCY MANAGEMENT AGENCY		1,005.74
	SOCIAL SERVICES		
AL125	AL'S AUTOMOTIVE SUPPLY INC.	01-34	98.99
AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-34	7.09
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-34	7.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	01-34	2,286.63
CI350	CITY OF WATERLOO - ELECTRIC FUND	01-34	5,000.00
CO025	COAST TO COAST EQUIP & SUPPLIES	01-34	314.80
DE100	DE SIGNS	01-34	1,125.00
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-34	137.09
EL075	ELAN FINANCIAL SERVICES	01-34	3,459.86
FI100	FIDELITY SECURITY LIFE INSURANCE	01-34	14.13
HU235	HUMAN SUPPORT SERVICE	01-34	321.92
KA020	K & D PRINTING	01-34	226.01
MC130	MCCLATCHY COMPANY LLC	01-34	300.00
MO425	MONROE COUNTY ELECTRIC COMPANY	01-34	764.41
NO450	NORTH COUNTY NEWS	01-34	10.00
RE410	REPUBLIC TIMES LLC	01-34	419.32
RE450	RELIABLE SANITATION	01-34	74,732.65
RO344	RONGEY, BRITTANY	01-34	480.00
SW300	SWEET SERVICES	01-34	293.30
UP805	UPS STORE	01-34	36.66
WA300	CAPITAL ONE	01-34	178.31
WA850	WATERLOO LUMBER COMPANY	01-34	86.72
WR340	WRIGHT PROMO	01-34	603.61
	**TOTAL SOCIAL SERVICES		90,903.50
	STREETS & ALLEYS		
AL125	AL'S AUTOMOTIVE SUPPLY INC.	01-41	96.12
AM005	AMALGAMATED LIFE INSURANCE COMPAN	01-41	42.54
AU084	AUTO TIRE AND PARTS	01-41	722.00
AY200	1ST AYD CORPORATION	01-41	230.54

SYS DATE:12/01/22

CITY OF WATERLOO
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wednesday November 30,2022

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VENDOR #	NAME	DEPT.	AMOUNT
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01 GENERAL FUND			
STREETS & ALLEYS			
BA140	BASHLIN INDUSTRIES, INC.	01-41	758.36
BE115	BENEFIT PLANNING CONSULTANTS, INC	01-41	35.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	01-41	7,638.83
CC001	CCP INDUSTRIES	01-41	593.49
CI250	CITY OF WATERLOO	01-41	1,018.58
CL200	CLEAN UNIFORM SERVICES	01-41	58.40
DA040	D AND D DISTRIBUTING SERVICES, INC	01-41	39.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-41	368.32
EL075	ELAN FINANCIAL SERVICES	01-41	1,136.58
FA150	FABICK TRACTOR	01-41	1,003.52
FI100	FIDELITY SECURITY LIFE INSURANCE	01-41	65.74
HA390	HARRISONVILLE TELEPHONE	01-41	43.86
HE320	HENRY, MEISENHEIMER & GENDE, INC.	01-41	89,935.34
HE370	HERC RENTALS	01-41	3,691.00
IR300	IRON CRAFTERS INC	01-41	3,386.96
JO200	JOHN DEERE FINANCIAL	01-41	848.44
KO400	KOHNEN CONCRETE PRODUCTS, INC.	01-41	7,168.66
MO475	MONROE COUNTY HIGHWAY DEPARTMENT	01-41	2,280.22
MO755	MOTOROLA SOLUTIONS, INC.	01-41	9.00
MP500	MPS INDUSTRIES	01-41	459.50
RP300	R.P. LUMBER COMPANY	01-41	189.90
SN200	SNAP-ON	01-41	53.56
SU550	SUPERIOR INDUSTRIAL SUPPLY	01-41	754.95
TI410	TITAN INDUSTRIAL CHEMICALS, LLC	01-41	6,518.70
TR375	TREASURER, STATE OF ILLINOIS	01-41	184,195.41
WA850	WATERLOO LUMBER COMPANY	01-41	872.41

**TOTAL STREETS & ALLEYS			314,215.13

01 GENERAL FUND

GRAND TOTAL 511,034.61

SYS DATE:12/01/22

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DATE: 11/30/22

Wednesday November 30, 2022

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VENDOR #	NAME	DEPT.	AMOUNT
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51 WATER FUND

WATER ADMINISTRATION

AM005	AMALGAMATED LIFE INSURANCE COMPAN	51-11	11.22
BE115	BENEFIT PLANNING CONSULTANTS, INC	51-11	11.20
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	51-11	2,000.54
DE490	DELTA DENTAL OF ILLINOIS - RISK	51-11	104.99
EL075	ELAN FINANCIAL SERVICES	51-11	27.85
FI100	FIDELITY SECURITY LIFE INSURANCE	51-11	13.12
GR390	GREAT AMERICA LEASING CORPORATIO	51-11	25.00
HE320	HENRY, MEISENHEIMER & GENDE, INC.	51-11	1,562.50
KA020	K & D PRINTING	51-11	249.00
RE440	REJIS COMMISSION	51-11	815.85
RO400	ROTELITE OF ST LOUIS INC	51-11	35.00
ST120	STAPLES BUSINESS ADVANTAGE	51-11	185.09

**TOTAL WATER ADMINISTRATION	5,041.36
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WATER DISTRIBUTION

AL125	AL'S AUTOMOTIVE SUPPLY INC.	51-48	126.12
AM005	AMALGAMATED LIFE INSURANCE COMPAN	51-48	13.59
AU084	AUTO TIRE AND PARTS	51-48	722.00
AY200	1ST AYD CORPORATION	51-48	32.61
BE115	BENEFIT PLANNING CONSULTANTS, INC	51-48	14.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	51-48	3,026.96
BU550	BUTLER SUPPLY COMPANY	51-48	77.48
CI250	CITY OF WATERLOO	51-48	990.33
CO250	COLUMBIA QUARRY	51-48	204.35
CO600	CORE & MAIN	51-48	2,141.86
DA040	D AND D DISTRIBUTING SERVICES, IN	51-48	4.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	51-48	171.30
FI100	FIDELITY SECURITY LIFE INSURANCE	51-48	18.94
HA390	HARRISONVILLE TELEPHONE	51-48	128.50
HA740	HAWKINS, INC	51-48	889.38
JO200	JOHN DEERE FINANCIAL	51-48	767.52
MO755	MOTOROLA SOLUTIONS, INC.	51-48	9.00
NO455	NORTHERN SAFETY CO., INC.	51-48	38.80
SE675	SEVEN SPRINGS LAKE MANAGEMENT LLC	51-48	1,000.00
SN200	SNAP-ON	51-48	53.56
SU550	SUPERIOR INDUSTRIAL SUPPLY	51-48	754.91
TE240	TEKLAB, INC	51-48	185.00
UP805	UPS STORE	51-48	15.99
WA850	WATERLOO LUMBER COMPANY	51-48	267.64

**TOTAL WATER DISTRIBUTION	11,654.04
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51 WATER FUND	GRAND TOTAL	16,695.40
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SYS DATE:12/01/22

CITY OF WATERLOO
C L A I M S H E E T
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VENDOR #	NAME	DEPT.	AMOUNT
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52 SEWER FUND

SEWER ADMINISTRATION

AM005	AMALGAMATED LIFE INSURANCE COMPAN	52-11	11.23
BE115	BENEFIT PLANNING CONSULTANTS, INC	52-11	11.20
BH200	BHMG SERVICE CORPORATION	52-11	10,567.78
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	52-11	2,000.54
DE490	DELTA DENTAL OF ILLINOIS - RISK	52-11	104.99
FI100	FIDELITY SECURITY LIFE INSURANCE	52-11	13.11
GR390	GREAT AMERICA LEASING CORPORATIO	52-11	25.00
KA020	K & D PRINTING	52-11	249.00
RE440	REJIS COMMISSION	52-11	815.85
RO400	ROTOLITE OF ST LOUIS INC	52-11	35.00
ST120	STAPLES BUSINESS ADVANTAGE	52-11	185.09
TE240	TEKLAB, INC	52-11	575.10
TE425	TESTING ANALYSIS CONTROL	52-11	864.00

**TOTAL SEWER ADMINISTRATION 15,457.89

SEWER TREATMENT PLANT

AL125	AL'S AUTOMOTIVE SUPPLY INC.	52-43	966.62
AM005	AMALGAMATED LIFE INSURANCE COMPAN	52-43	21.27
AY200	1ST AYD CORPORATION	52-43	32.62
BE115	BENEFIT PLANNING CONSULTANTS, INC	52-43	21.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	52-43	6,859.89
CI250	CITY OF WATERLOO	52-43	15,625.58
DA040	D AND D DISTRIBUTING SERVICES, IN	52-43	4.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	52-43	347.43
FI100	FIDELITY SECURITY LIFE INSURANCE	52-43	47.20
HA390	HARRISONVILLE TELEPHONE	52-43	72.38
HG100	H & G SALES, INC.	52-43	250.00
MO755	MOTOROLA SOLUTIONS, INC.	52-43	9.00
SU550	SUPERIOR INDUSTRIAL SUPPLY	52-43	754.91

**TOTAL SEWER TREATMENT PLANT 25,012.10

SEWER SANITATION SYSTEM

AL125	AL'S AUTOMOTIVE SUPPLY INC.	52-44	126.12
AU084	AUTO TIRE AND PARTS	52-44	722.00
AY200	1ST AYD CORPORATION	52-44	354.59
BU550	BUTLER SUPPLY COMPANY	52-44	21.88
CC001	CCP INDUSTRIES	52-44	104.24
CI250	CITY OF WATERLOO	52-44	5,566.98
EQ700	EQUIPMENT PRO INC.	52-44	939.43
HE320	HENRY, MEISENHEIMER & GENDE, INC.	52-44	155.60
JO200	JOHN DEERE FINANCIAL	52-44	66.90
MO425	MONROE COUNTY ELECTRIC COMPANY	52-44	57.81
MO752	MOTOR, PUMP & SERVICES, LLC	52-44	5,867.62
NO460	NORTHERN TOOL & EQUIPMENT CO.	52-44	39.99
SN200	SNAP-ON	52-44	53.56

**TOTAL SEWER SANITATION SYSTEM 14,076.72

52 SEWER FUND

GRAND TOTAL 54,546.71

DATE: 11/30/22

VENDOR #	NAME	DEPT.	AMOUNT
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53 ELECTRIC FUND

ELECTRIC ADMINISTRATION

AM005	AMALGAMATED LIFE INSURANCE COMPAN	53-11	11.23
BE115	BENEFIT PLANNING CONSULTANTS, INC	53-11	11.20
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-11	2,000.53
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-11	105.00
EL075	ELAN FINANCIAL SERVICES	53-11	86.99
FI100	FIDELITY SECURITY LIFE INSURANCE	53-11	13.11
GR390	GREAT AMERICA LEASING CORPORATIO	53-11	25.00
KA020	K & D PRINTING	53-11	249.00
RE440	REJIS COMMISSION	53-11	815.85
RO400	ROTOLITE OF ST LOUIS INC	53-11	35.00
ST120	STAPLES BUSINESS ADVANTAGE	53-11	185.09
UP805	UPS STORE	53-11	12.63

 **TOTAL ELECTRIC ADMINISTRATION 3,550.63

ELECTRIC PRODUCTION

AA040	AAF INTERNATIONAL	53-47	2,002.38
AL125	AL'S AUTOMOTIVE SUPPLY INC.	53-47	42.98
AM005	AMALGAMATED LIFE INSURANCE COMPAN	53-47	21.27
BE115	BENEFIT PLANNING CONSULTANTS, INC	53-47	21.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-47	6,015.31
BU550	BUTLER SUPPLY COMPANY	53-47	418.00
CC001	CCP INDUSTRIES	53-47	223.49
CH460	CHEMQUEST, INC.	53-47	495.00
CI250	CITY OF WATERLOO	53-47	7,266.25
CL200	CLEAN UNIFORM SERVICES	53-47	489.40
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-47	299.53
DI950	DIXIE SERVICES INCORPORATED	53-47	600.00
FI100	FIDELITY SECURITY LIFE INSURANCE	53-47	37.87
HA390	HARRISONVILLE TELEPHONE	53-47	89.68
JO200	JOHN DEERE FINANCIAL	53-47	60.99
MC600	MCMaster-CARR SUPPLY CO	53-47	33.81
MO755	MOTOROLA SOLUTIONS, INC.	53-47	9.00
RM600	R & M OIL COMPANY	53-47	33,781.25
TY200	TYNDALE COMPANY, INC.	53-47	669.95
WA850	WATERLOO LUMBER COMPANY	53-47	154.99

 **TOTAL ELECTRIC PRODUCTION 52,732.15

ELECTRIC DISTRIBUTION

AL125	AL'S AUTOMOTIVE SUPPLY INC.	53-48	346.04
AM005	AMALGAMATED LIFE INSURANCE COMPAN	53-48	55.54
AU084	AUTO TIRE AND PARTS	53-48	722.00
AY200	1ST AYD CORPORATION	53-48	32.62
BE115	BENEFIT PLANNING CONSULTANTS, INC	53-48	49.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-48	12,212.09
BR240	BROWNSTOWN ELECTRIC SUPPLY	53-48	2,325.00
BU550	BUTLER SUPPLY COMPANY	53-48	537.88
CC001	CCP INDUSTRIES	53-48	74.78
CI250	CITY OF WATERLOO	53-48	1,092.51
DA040	D AND D DISTRIBUTING SERVICES, IN	53-48	60.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-48	675.15
ED115	ED MORSE FORD	53-48	152.46
EL357	ELECTRICO, INC.	53-48	37.50
FI100	FIDELITY SECURITY LIFE INSURANCE	53-48	75.07
FL250	FLETCHER-REINHARDT COMPANY	53-48	4,701.58
HA390	HARRISONVILLE TELEPHONE	53-48	42.82
JO200	JOHN DEERE FINANCIAL	53-48	155.66
MO425	MONROE COUNTY ELECTRIC COMPANY	53-48	350.46
MO755	MOTOROLA SOLUTIONS, INC.	53-48	9.00
RE450	RELIABLE SANITATION	53-48	315.00
SN200	SNAP-ON	53-48	53.56
ST580	STUART C IRBY CO	53-48	7,931.00
SU550	SUPERIOR INDUSTRIAL SUPPLY	53-48	754.91
TY200	TYNDALE COMPANY, INC.	53-48	438.95
WA850	WATERLOO LUMBER COMPANY	53-48	6.58
ZE400	ZEP MANUFACTURING COMPANY	53-48	215.72

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VENDOR #	NAME	DEPT.	AMOUNT
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53 ELECTRIC FUND

ELECTRIC DISTRIBUTION

**TOTAL ELECTRIC DISTRIBUTION	33,423.08
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53 ELECTRIC FUND	GRAND TOTAL	89,705.86
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VENDOR #	NAME	DEPT.	AMOUNT
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54 GAS FUND

GAS ADMINISTRATION

AM005	AMALGAMATED LIFE INSURANCE COMPAN	54-11	11.22
BE115	BENEFIT PLANNING CONSULTANTS, INC	54-11	11.20
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	54-11	2,000.53
DE490	DELTA DENTAL OF ILLINOIS - RISK	54-11	139.21
FI100	FIDELITY SECURITY LIFE INSURANCE	54-11	13.11
GR390	GREAT AMERICA LEASING CORPORATIO	54-11	25.00
KA020	K & D PRINTING	54-11	249.00
RE440	REJIS COMMISSION	54-11	815.85
RO400	ROTELITE OF ST LOUIS INC	54-11	35.00
ST120	STAPLES BUSINESS ADVANTAGE	54-11	226.59
UT300	UTILITY SAFETY & DESIGN	54-11	589.58

**TOTAL GAS ADMINISTRATION	4,116.29
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GAS DISTRIBUTION

AL125	AL'S AUTOMOTIVE SUPPLY INC.	54-48	174.20
AM005	AMALGAMATED LIFE INSURANCE COMPAN	54-48	41.95
AU084	AUTO TIRE AND PARTS	54-48	952.69
AY200	1ST AYD CORPORATION	54-48	32.62
BE115	BENEFIT PLANNING CONSULTANTS, INC	54-48	42.00
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	54-48	8,379.16
CI250	CITY OF WATERLOO	54-48	788.15
CO429	CONSOLIDATED PIPE & SUPPLY CO. IN	54-48	21.20
DA040	D AND D DISTRIBUTING SERVICES, IN	54-48	39.20
DE490	DELTA DENTAL OF ILLINOIS - RISK	54-48	399.66
FI100	FIDELITY SECURITY LIFE INSURANCE	54-48	51.82
HA390	HARRISONVILLE TELEPHONE	54-48	170.18
HO250	HOLLAND SUPPLY COMPANY	54-48	3,771.16
JO200	JOHN DEERE FINANCIAL	54-48	144.46
MO755	MOTOROLA SOLUTIONS, INC.	54-48	9.00
NO455	NORTHERN SAFETY CO., INC.	54-48	192.60
SN200	SNAP-ON	54-48	53.56
SU550	SUPERIOR INDUSTRIAL SUPPLY	54-48	2,770.22
TI410	TITAN INDUSTRIAL CHEMICALS, LLC	54-48	1,020.00
TY200	TYNDALE COMPANY, INC.	54-48	180.95
UP805	UPS STORE	54-48	30.02
WA850	WATERLOO LUMBER COMPANY	54-48	429.99

**TOTAL GAS DISTRIBUTION	19,694.79
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54 GAS FUND	GRAND TOTAL	23,811.08
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GRAND TOTAL FOR ALL FUNDS:	695,793.66
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TOTAL FOR REGULAR CHECKS:	695,793.66
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INTERIM CHECKS - WARRANT #620

A/P MANUAL CHECK POSTING LIST
 POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

VENDOR #	NAME	DEPT.	AMOUNT
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01 GENERAL FUND

MO650	MORRISON-TALBOTT LIBRARY	01-00	249,158.93
PO350	POLICE PENSION FUND	01-00	324,728.85
WA450	WATERLOO MUNICIPAL BAND	01-00	11,418.46
**TOTAL			585,306.24

LEGISLATIVE

AT070	AT&T MOBILITY	01-12	114.62
GL600	G.L.O.W.	01-12	15.00
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-12	1,643.93
TE310	TEQUILA MEXICAN RESTAURANT	01-12	187.00
WA705	WATERLOO CHAMBER OF COMMERCE	01-12	40.00
**TOTAL LEGISLATIVE			2,000.55

FINANCE

AT070	AT&T MOBILITY	01-13	121.70
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-13	14,935.96
**TOTAL FINANCE			15,057.66

BUILDING

RA120	RAMONA CLEANING SERVICE INC.	01-14	1,795.92
**TOTAL BUILDING			1,795.92

ZONING/BUILDING INSPECTOR

AT070	AT&T MOBILITY	01-16	93.76
FU200	FUELMAN	01-16	369.44
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-16	6,059.65
KR205	KREBEL, NATHAN	01-16	20.00
**TOTAL ZONING/BUILDING INSPECTOR			6,542.85

RECORDS

IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-18	230.45
**TOTAL RECORDS			230.45

POLICE

AT070	AT&T MOBILITY	01-21	713.34
FU200	FUELMAN	01-21	4,203.05
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-21	110,998.35
SO560	SOUTHERN IL POLICE CHIEFS ASSN	01-21	100.00
**TOTAL POLICE			116,014.74

EMERGENCY MANAGEMENT AGENCY

AT070	AT&T MOBILITY	01-23	84.28
**TOTAL EMERGENCY MANAGEMENT AGENCY			84.28

SOCIAL SERVICES

AT070	AT&T MOBILITY	01-34	46.88
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-34	179.23
MI100	MISCELLANEOUS	01-34	50.00
**TOTAL SOCIAL SERVICES			276.11

\$50.00 - University of Illinois Extension
 Garden Club Speaker

STREETS & ALLEYS

AT070	AT&T MOBILITY	01-41	89.48
FU200	FUELMAN	01-41	3,568.01
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	01-41	51,666.94
MI100	MISCELLANEOUS	01-41	2,800.00
SE250	SECRETARY OF STATE	01-41	6.00
**TOTAL STREETS & ALLEYS			58,130.43

\$2,800.00 - Barry Wetzler - 2017 John Deere Gator

01 GENERAL FUND

GRAND TOTAL 785,439.23

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VENDOR #	NAME	DEPT.	AMOUNT
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15 MOTOR FUEL TAX

CH600	CHRIST BROS. PRODUCTS, LLC	15-00	2,169.20
CO250	COLUMBIA QUARRY	15-00	1,469.97
RO275	ROGERS REDI MIX	15-00	25,740.25
	**TOTAL		29,379.42

15 MOTOR FUEL TAX

GRAND TOTAL 29,379.42

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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36	UTILITY DEPOSIT FUND		
ZZ100	CITY OF WATERLOO	36-00	8,750.00
	**TOTAL		----- 8,750.00
36	UTILITY DEPOSIT FUND	GRAND TOTAL	8,750.00

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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51 WATER FUND

WATER ADMINISTRATION

IL760 I.M.L. RISK MANAGEMENT ASSOCIATIO51-11 11,648.64

**TOTAL WATER ADMINISTRATION 11,648.64

WATER DISTRIBUTION

AT070 AT&T MOBILITY 51-48 119.82

BI230 BISHOP, ALEX 51-48 153.26

FU200 FUELMAN 51-48 500.13

MI100 MISCELLANEOUS 51-48 2,800.00

SE250 SECRETARY OF STATE 51-48 6.00

**TOTAL WATER DISTRIBUTION 3,579.21

\$2,800.00 Barry Wetzler - 2017 John Deere Gator

51 WATER FUND GRAND TOTAL 15,227.85

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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52 SEWER FUND

IL760	SEWER ADMINISTRATION I.M.L. RISK MANAGEMENT ASSOCIATIO	52-11	24,641.51
	**TOTAL SEWER ADMINISTRATION		24,641.51

AT070	SEWER TREATMENT PLANT AT&T MOBILITY	52-43	47.34
MI100	MISCELLANEOUS	52-43	2,800.00
SE250	SECRETARY OF STATE	52-43	6.00
	**TOTAL SEWER TREATMENT PLANT		2,853.34

\$2,800.00 Barry Wetzler - 2017 John Deere Gator

FU200	SEWER SANITATION SYSTEM FUELMAN	52-44	658.43
	**TOTAL SEWER SANITATION SYSTEM		658.43

52 SEWER FUND	GRAND TOTAL	28,153.28
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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

VENDOR #	NAME	DEPT.	AMOUNT
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53 ELECTRIC FUND

ELECTRIC ADMINISTRATION			
IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO	53-11	119,401.79
**TOTAL ELECTRIC ADMINISTRATION			119,401.79

ELECTRIC PRODUCTION			
AT070	AT&T MOBILITY	53-47	84.28
**TOTAL ELECTRIC PRODUCTION			84.28

ELECTRIC DISTRIBUTION			
AT070	AT&T MOBILITY	53-48	234.44
FU200	FUELMAN	53-48	2,126.97
IL590	ILLINOIS MUNICIPAL ELECTRIC AGENC	53-48	498,778.23
LA865	LAWRENCE, COLE J	53-48	710.86
MI100	MISCELLANEOUS	53-48	2,800.00
SE250	SECRETARY OF STATE	53-48	6.00
**TOTAL ELECTRIC DISTRIBUTION			504,656.50

\$2,800.00 - Barry Wetzler - 2017 John Deere Gator

53 ELECTRIC FUND

GRAND TOTAL 624,142.57

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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54 GAS FUND

GAS ADMINISTRATION

IL760	I.M.L. RISK MANAGEMENT ASSOCIATIO54-11	14,310.06
	**TOTAL GAS ADMINISTRATION	14,310.06

GAS DISTRIBUTION

AT070	AT&T MOBILITY	54-48	161.96
FU200	FUELMAN	54-48	1,039.91
MI100	MISCELLANEOUS	54-48	2,800.00
SE250	SECRETARY OF STATE	54-48	6.00
SY300	SYMMETRY ENERGY SOLUTIONS, LLC	54-48	178,811.23
	**TOTAL GAS DISTRIBUTION		182,819.10

\$2,800.00 . Barry Wetzler - 2017 John Deere Gator

54 GAS FUND

GRAND TOTAL 197,129.16

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A/P MANUAL CHECK POSTING LIST

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72 POLICE PENSION FUND

SC170 SCHEFFEL BOYLE 72-00 6,250.00

**TOTAL 6,250.00

72 POLICE PENSION FUND GRAND TOTAL 6,250.00

GRAND TOTAL FOR ALL FUNDS--MANUAL CHECKS: 1,694,471.51

GRAND TOTAL FOR ALL FUNDS--REGULAR AND MANUAL 2,390,265.17

GROSS PAYROLL
November-22

<u>FINANCE</u>	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>
BIRK	\$11,826.08		
DEUTCH	\$4,873.73	\$0.00	\$11,826.08
FELDMEIER	\$4,782.40	\$0.00	\$4,873.73
HANNER	\$2,896.48	\$0.00	\$4,782.40
HOFFMANN	\$4,913.60	\$0.00	\$2,896.48
KENNEDY	\$9,607.09	\$0.00	\$4,913.60
KLOPMAYER	\$4,782.40	\$0.00	\$9,607.09
KREBEL	\$6,573.56	\$0.00	\$4,782.40
KUJAWA	\$4,913.60	\$0.00	\$6,573.56
PACE	\$4,913.60	\$0.00	\$4,913.60
SCHWARZE	\$4,782.40	\$0.00	\$4,913.60
YEARIAN	\$4,800.00	\$0.00	\$4,782.40
	\$0.00	\$0.00	\$4,800.00
	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00
	\$69,664.94	\$0.00	\$69,664.94
<u>ELECTRIC</u>			
GUEBERT	\$4,710.40		
HOFFMANN	\$7,579.25	\$338.56	\$5,048.96
LAWRENCE	\$7,484.90	\$584.68	\$8,163.93
MAAG	\$7,358.75	\$872.54	\$8,357.44
MERTZ	\$4,710.40	\$567.68	\$7,926.43
PHILLIPS	\$7,022.35	\$316.48	\$5,026.88
SCHMITZ	\$8,131.04	\$252.30	\$7,274.65
WERNER	\$6,967.52	\$753.72	\$8,884.76
LUECKING	\$6,963.40	\$768.75	\$7,736.27
MOORE, C	\$6,826.39	\$0.00	\$6,963.40
RONGEY	\$6,422.24	\$187.48	\$7,013.87
DILL	\$1,872.00	\$351.78	\$6,774.02
		\$0.00	\$1,872.00
	\$76,048.64	\$4,993.97	\$81,042.61
<u>GAS:</u>			
BISHOP	\$5,150.40		
FRANK	\$6,996.82	\$0.00	\$5,150.40
GLESSNER	\$6,699.92	\$237.18	\$7,234.00
RAMSEY	\$6,439.52	\$0.00	\$6,699.92
RONGEY, ALEX	\$3,185.60	\$173.52	\$6,613.04
SCHLEMMER	\$6,285.28	\$59.73	\$3,245.33
		\$115.68	\$6,400.96
	\$0.00	\$0.00	\$0.00
	\$34,757.54	\$586.11	\$35,343.65
<u>POLICE:</u>			
BENDA	\$6,585.36	\$322.11	\$6,907.47
BRAUN	\$6,585.36	\$1,342.13	\$7,927.49
BRAYE	\$6,370.62	\$107.37	\$6,477.99
DAHLEM	\$6,012.72	\$322.12	\$6,334.84
DAWS	\$7,137.36	\$814.59	\$7,951.95
HADDICK	\$7,137.36	\$1,396.44	\$8,533.80
INGRAM	\$6,370.62	\$308.69	\$6,679.31
LUKE	\$7,616.17	\$0.00	\$7,616.17
MIDKIFF	\$6,904.62	\$261.83	\$7,166.45
MORAVEC	\$6,585.36	\$2,388.99	\$8,974.35
PITTMAN	\$4,831.65	\$0.00	\$4,831.65
PROSISE	\$8,530.12	\$0.00	\$8,530.12
PRUETT	\$6,105.40	\$643.13	\$6,748.53
SALAMA	\$6,105.40	\$1,800.76	\$7,906.16
SCHRECKENBERG, KEVIN	\$6,105.40	\$643.13	\$6,748.53
SIEBENBERGER	\$6,585.36	\$80.53	\$6,665.89
VOELKER	\$4,782.41	\$0.00	\$4,782.41
WIEGAND	\$6,012.72	\$2,040.03	\$8,052.75
ZABER	\$6,904.62	\$0.00	\$6,904.62
BIVINS	\$465.00	\$0.00	\$465.00
FLORAKE	\$600.00	\$0.00	\$600.00
GREEN	\$195.00	\$0.00	\$195.00
JOHNS	\$480.00	\$0.00	\$480.00

OLSZEWSKI	\$390.00	\$0.00	\$390.00
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SEWER:	\$117,748.27	\$12,149.74	\$137,870.48
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SEWER			
DAVIS, JEFFREY	\$5,014.40	\$0.00	\$5,014.40
DEGENER	\$7,397.82	\$0.00	\$7,397.82
STRAUB, J	\$7,930.16	\$121.38	\$8,051.54
	\$7,930.16	\$121.38	\$20,463.76

STREET:

DOERR	\$5,785.02	\$348.17	\$6,133.19
DUGAN	\$5,713.60	\$348.17	\$6,061.77
HERMANN	\$5,713.60	348.17	6061.77
MAURER	\$6,925.76	\$366.99	\$7,292.75
WASHAUSEN	\$6,137.30	\$491.01	\$6,628.31
WHELAN	\$6,284.96	\$348.17	\$6,633.13
HORN	\$0.00	\$0.00	\$0.00
WETZLER	\$224.00		
	\$36,560.24	\$2,250.68	\$38,810.92

WATER:

GOFF	\$6,755.76	\$231.36	\$6,987.12
MILLER	\$7,133.60	578.40	7712.00
	\$13,889.36	\$809.76	\$14,699.12

ELECTED OFFICIALS

BUETTNER, K	\$1,309.79
BUETTNER, M	\$1,459.79
CHILDERS	\$1,518.64
DARTER	\$1,379.79
HELLER	\$1,429.79
HOPKINS	\$1,344.79
NOTHEISEN	\$1,379.79
PAPENBERG	\$759.78
ROW	\$1,309.79
SMITH	\$2,056.40
TRANHAM	\$1,309.79
TOTAL:	\$15,258.14

E.S.D.A.

HOFFMANN	\$150.00
SCOTT	\$330.00
Total:	\$480.00

PLANNING COMMISSION

RAU
FREDERICK
GAITSCH
HICKS
LUTZ
PITTMANN
VOELKER

ZONING BOARD

BOOTHMAN
GIBBS
GOESSLING
HAGENOW
HARTMAN
LOERCH
POETTKER

November 10, 2022	\$191,374.51
November 23, 2022	\$222,483.11
	\$0.00

\$ 413,857.62

NOVEMBER, 2022

	Cash in Bank - Payroll Register	Cash in Bank - Deduction Register	Total
01-General	\$223,505.22	\$22,540.25	\$246,045.47
51-Water	\$23,420.63	\$3,592.97	\$27,013.60
52-Sewer	\$30,632.55	\$4,656.55	\$35,289.10
53-Electric	\$89,339.40	\$13,706.07	\$103,045.47
54-Gas	\$46,959.82	\$7,186.08	\$54,145.90
	\$413,857.62	\$51,681.92	
Total Payroll Cost:			<u>\$465,539.54</u>

SYS DATE:12/01/22

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CITY OF WATERLOO
INVOICE HISTORY REPORT
Wednesday November 30,2022

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G/L NUMBER	DATE	G/L DESC. CHECK #	VENDOR NAME	INVOICE #	REFERENCE	TRANS AMT
01-12-5310		Professional Services				
	11/30/22	54668	VERVOCITY INTERACTIVE	29866714	WEBSITE FEE	139.00
					** TOTAL **	\$139.00
01-15-5330		Legal				
	11/30/22	54650	ST CLAIR, GILBRETH & STEPPIG LLC	6078	OCT ATTORNEY FEES	8,602.50
					** TOTAL **	\$8,602.50
51-11-5310		Professional Services				
	11/30/22	54612	HENRY, MEISENHEIMER & GENDE, INC.	#IS-112.03	OCT SERVICES	1,562.50
					** TOTAL **	\$1,562.50
52-11-5310		Professional Services				
	11/30/22	54579	BHMG SERVICE CORPORATION	500163-105	GENERAL SERVICES	10,567.78
	11/30/22	54659	TEKLAB, INC	280863	TESTING	575.10
	11/30/22	54660	TESTING ANALYSIS CONTROL	12160	OCT SERVICES	864.00
					** TOTAL **	\$12,006.88
53-48-5310		Professional Services				
	11/30/22	54599	ELECTRICO, INC.	700-10086	TRAF SIG-156/MRKT	37.50
					** TOTAL **	\$37.50
54-11-5310		Professional Services				
	11/30/22	54666	UTILITY SAFETY & DESIGN	IN20224738	RETAINER	175.00
	11/30/22	54666	UTILITY SAFETY & DESIGN	IN20225106	PERFORMANCE EVALU	414.58
					** TOTAL **	\$589.58
					** GRAND TOTAL **	\$22,937.96

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
December 5, 2022

(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Full Page Ad to be placed in the 2023 Visitor's Guide
in the amount of \$2,200.00 (discounted 60% with membership and advertising
Bundle) to be paid out of the Hotel/Motel Tax Fund.

3. Relief or action to be requested:
Approval.

4. Submittal date: November 22, 2022

Submitted by:
Sarah Deutch

DISPOSITION

5. _____ Matter to be placed on agenda for meeting date requested.

_____ Matter to be placed on agenda for meeting to be held on _____

_____ Matter referred to _____



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

December 05, 2022

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on a Petition for a Special Use Permit from Matthew
Schweizer for a Private Greenhouse to be located at 610 Paula Drive in an R-5
Residential Zoned District as Provided for by the City of Waterloo Revised Code of
Ordinances, Section 40-4-10.

3. Relief or action to be requested:

Approval.

4. Submittal date: 11-30-22

Submitted by:

Nathan Krebel, Subdivision and Zoning Administrator

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.

 Matter to be placed on agenda for meeting to be held on

 Matter referred to



Mayor

THOMAS G. SMITH, Mayor
MECHELLE CHILDERS, Clerk
BRAD A. PAPENBERG, Treasurer



Nathan Krebel
Zoning Administrator
Subdivision Administrator
100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8730

Memorandum

To: Mayor Smith & City Council
From: Nathan Krebel
Date: 11-18-2022
Re: Special Use Permit

Matthew & Anna Schweizer is requesting approval from City Council for a special use permit to allow a 200 square foot greenhouse to be placed at their residence located at 610 Paula Drive. The proposed greenhouse is pre manufactured and will be professionally installed on a concrete pad. This petition received a favorable recommendation from Planning Commission and Zoning Board of Appeals. The greenhouse will meet all the required zoning setbacks and regulations therefore I recommend approval of the Special Use Permit.

Respectfully,

A handwritten signature in black ink that reads "Nathan Krebel". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan Krebel
Zoning/Subdivision Administrator

To the Members of the Zoning Planning Commission,

My name is Matthew Schweizer; I live at 610 Paula Drive along with my wife, Anna. I write to you today to consider our proposal to construct a 200-square foot (20'x10') greenhouse on our property, north of our garden shed in the backyard. Having been in numerous meetings with the Planning Commission and having discussed this proposal with several Aldermen, it is my hope that our intended site and plans for the greenhouse are clear.

Anna and I hope to use the greenhouse to grow a small number of garden crops year-round, as well as having a place to overwinter our tropical plants. The greenhouse is neither designed for commercial purposes nor is it our intent to utilize the space commercially. We have had great success with our outdoor raised beds and would like to continue exploring this shared passion.

The greenhouse itself will come from a reputable manufacturer and will be anchored properly on a permanent foundation (such as a concrete pad) designed and constructed by professional builders. This will not be a makeshift, DIY project. It is our hope to ultimately have some sort of landscaping around the greenhouse, such as annual beds, in order to further improve the aesthetics of the structure for neighbors and passersby.

Thank you for your time and consideration at all steps of this process. It's been a pleasure working with all of you and getting to watch how changes in the code are made. If you have any further questions, please do not hesitate to reach out to me.

Sincerely,

Matthew Schweizer

Sigma 20

★★★★★ 10 Reviews

Approx Size: 10' x 19.5' x 7'

Imagine a garden filled with life yet untouched by time. A space where you can harvest heat-loving vegetables while a piercing winter storm is raging outside the door. A stable environment where vine-ripe tomatoes and succulent strawberries will thrive. A lovely quiet space to spend away from work, kids, and the chores of life.

Features

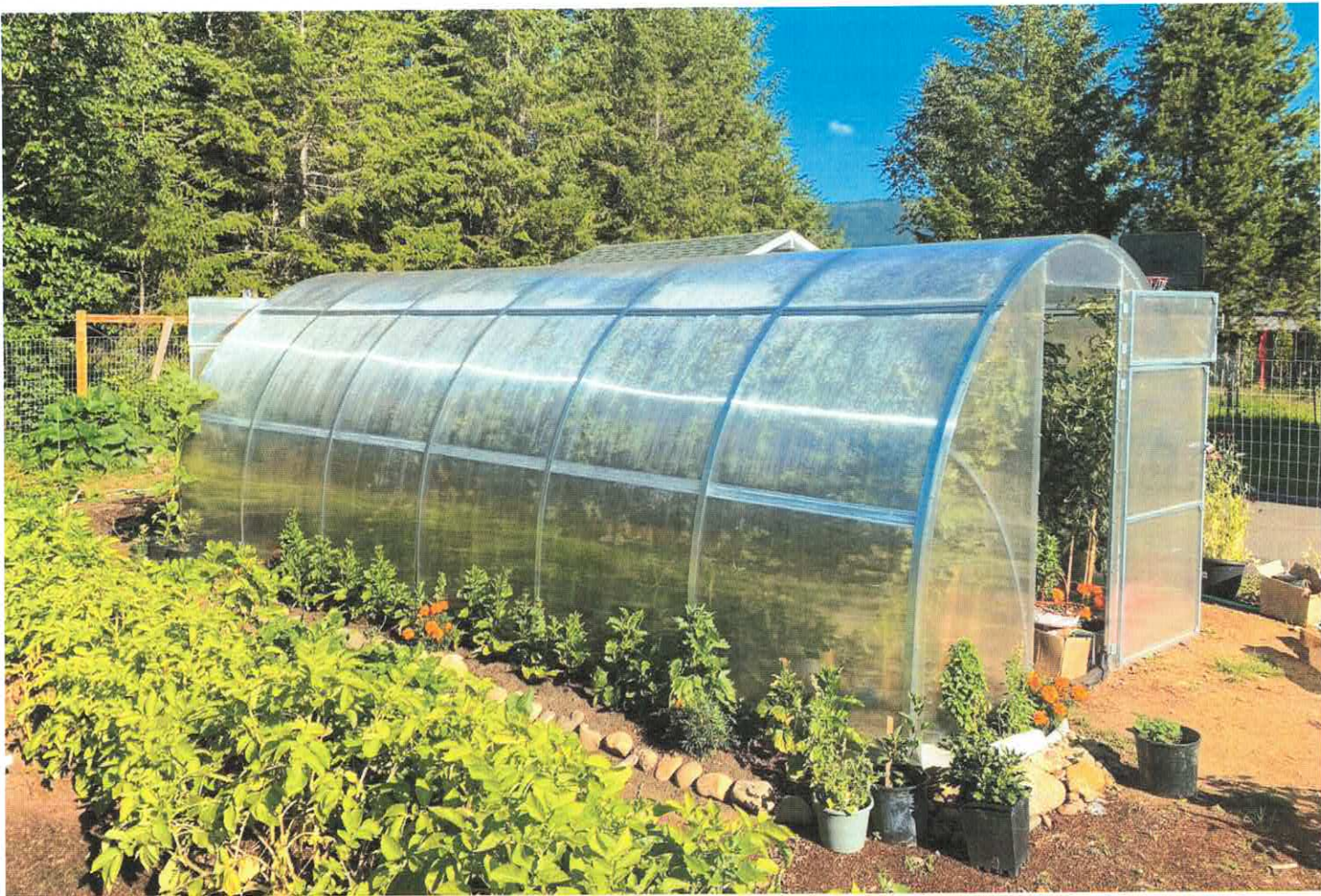
Strong and spacious: long-lasting construction, weather-resistant materials, and roomy design.

- Wind resistant **up to 65 mph** for those living in gusty climates.
- Comes with **two doors** (one at each end).
- Withstands a **snow load of up to 3 feet (32 psf)**
- Made with a **heavy-duty galvanized pipe frame** and **6 mm double-wall polycarbonate panels**.
- **Arched shape** - so the wind, snow, and hail just slide off the sides.
- **Extendable beyond 100ft** - so you can expand your greenhouse when you're ready.
- **Maintenance-free** means you have more time to focus on your garden.
- We offer a **5-year warranty** because our greenhouse is heavy-duty and long-lasting.
- Access to our closed Facebook group to **connect with and learn from other greenhouse owners**.

Sale \$2,900 USD ~~\$3,200 USD~~

As low as \$104/week with [affirm](#) [Learn more](#)











Date: October 27, 2022

PROCEDURES TO REQUEST A SPECIAL USE PERMIT

A Special Use Permit is permission by the municipal authority to use property in a way not ordinarily permitted in a given classification.

1. Petition forms may be obtained at City Hall. They are to be completed and returned to the Zoning Administrator no later than the 15th day of the month preceding the Planning Commission and Zoning Board of Appeals meetings. A fee of \$200.00 is required along with a 2-3 paragraph "letter of intent" explaining your intentions and reasons for the petition. Address it to "The Planning Commission and Zoning Board of Appeals".
2. The Planning Commission will review these petitions at City Hall on the 2nd Monday of the month. The next Planning Commission Meeting is **November 14th, 2022** at 7:30 pm. Once the Planning Commission has reviewed the petition, they pass it on to the Zoning Board of Appeals with a positive or negative recommendation.
3. The Zoning Administrator will mail (at petitioner's expense) to abutting properties a notification letter informing of a request for a Special Use Permit. This letter is sent to all owners of land adjacent to and across from streets and alleys from the subject property. The letters will be sent via certified mail, return receipt requested at least fifteen days, but no more than 30 days, prior to the Zoning Board of Appeals Meeting. The Zoning Administrator will provide proof of the certified mailings to the Zoning Board.
4. The Zoning Board of Appeals monthly meetings are held at City Hall. The next scheduled meeting is **November 17th, 2022** at 7:30 pm
5. It is necessary for the applicant or an appointed person to be present at each meeting during which the petition is heard.
6. The Zoning Board of Appeals shall submit the entire record and a written decision explaining the action taken on a Special Use Permit petition before the next regularly scheduled City Council meeting. At that meeting, the City Council will either affirm or reverse the decision of the Zoning Board of Appeals. The decision of the City Council shall be based only upon the record from the Zoning Board of Appeals hearing.
7. Following the City Council Meeting, the applicant will receive a letter informing them of the decision of the City Council. A building permit, if required, can then be applied for.



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600
Thomas G. Smith, Mayor

PETITION FOR SPECIAL USE PERMIT

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date of Hearing: November 17, 2022

Fee Paid to City Clerk: \$

Hearing Location: Waterloo City Hall

Newspaper: Republic Times

Building Permit App. No.:

Date Published: August 3, 2022

Action of Zoning Board of Appeals:

Action of City Council:

☐ Denied

☐ Denied

☒ Approved

☐ Approved

☐ Approved with Modification

☐ Approved with Modification

Date: 11-17-2022

Date: 12-05-2022

Instructions to Applicants: Print or type the form. All information required by this application must be completed and submitted herewith. If applicable, an application for building permit must accompany this application.

Name of owner(s), and other interested parties or stockholder of corporation owning the

subject property

Matthew + Anna Schweizer

Address:

610 Paula Drive, Waterloo, IL 62298

Phone Number:

Applicant's Name:

Matthew Schweizer

Address:

610 Paula Drive, Waterloo, IL 62298

Property Interest of Applicant:

Primary Residence

Has a previous appeal or petition for variance ever been made for subject property?



No



Yes

If "Yes", list all previous appeals and/or petitions and dates

Address of Subject Property:

610 Paula Drive, Waterloo, IL 62298

Present Use of Subject Property:

Primary Residence

Present Zoning District of Subject Property:

R-5 Multiple Family Residential



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600
Thomas G. Smith, Mayor

Check one of the following regarding the proposed use:

- ☐ Public service building, specify type: _____
- ☐ Public utility building or structure, specify type: _____
- ☐ Planned single-family residential development
- ☐ Planned multi-family residential development
- ☐ Planned mobile home park development
- ☐ Planned business center development
- ☒ Other planned development, specify: 200 Sq. Ft. Greenhouse
- ☐ Specify type of use proposed: _____

All applications for a special use permit shall file a site plan and meet the requirements of Article IX of the Zoning Ordinance. The following additional information shall be provided

Number of proposed dwelling units, if any: 0
Number of proposed structures: 1
Number of existing dwelling units: 2 (duplex)
Number of existing units: 1 (garden shed)
Number of proposed dwelling units per structure, if any: 0
Number of existing dwelling units per structure, if any: 2 (duplex)
Acreage devoted to each type of proposed use: 200 Sq. Ft.
Acreage devoted to each type of exiting use: 100 Sq. Ft (garden shed)
Provide other such pertinent information as may reasonably be required to fully describe The proposed development. (attachments may be used)

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the City of Waterloo, for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Date: 10-27-22
Date: 10-27-22

Applicant: [Signature]
Owner: [Signature]

40-2-3 (A) AREA AND BULK REGULATIONS

ZONE DISTRICTS		MINIMUM LOT SIZE				MINIMUM FRONT YARD SETBACKS REQUIRED FROM THE CENTERLINE					MINIMUM YARD DIMENSIONS				BUILDING HGT & COVERAGE		ACCESSORY BUILDING AND USES IF DETACHED MINIMUM DISTANCE TO:					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Minim. District Size in Acres	Max # of Dwelling Units per Lot	Minim. Area in Square Feet	Width at Bldg Line in Linear Feet	Mean Depth in Linear Feet	Local Street	Collector Streets	Arterial Streets	County Highways	State and Federal Highways	Minim. Depth of Side Yard Abutting Street	Depth of Side Yard Abutting a Lot in Feet: Minimum For Either Side	Minim. Dist. to Nearest Bldg on Adjacent Lot	Depth of Rear Yard	% of Site Coverage (Max)	Max. Hgt. of Principal Bldg	Max. Hgt. in Linear Feet	Principal Bldg in Linear Feet	Center Line of Street in Linear Feet	Side Lot Adjacent to Street in Linear Feet	Side Lot Line in Linear Feet	Rear Lot Line in Linear Feet
1. "A - 1" Agricultural	N/A	1 per 5 acres	5 acres	300'	300'	50'	63'	75'	65'	75'	25'	20'	40'	30'	5%	35'	25'	10'	85'	25'	20'	10'
2. "R - 1" Single-Family Residence	15	1 per 18,000 sq. ft.	18,000 sq. ft.	100'	125'	50'	63'	75'	65'	75'	25'	15'	30'	30'	50%	35'	20'	10'	85'	25'	15'	6'
3. "R - 2" Single-Family Residence	10	1 per 14,000 sq. ft.	14,000 sq. ft.	80'	100'	50'	63'	75'	65'	75'	25'	10'	20'	30'	50%	35'	20'	10'	85'	25'	10'	6'
4. "R - 3" Single-Family Residence	5	1 per 10,500 sq. ft.	10,500 sq. ft.	80'	100'	50'	63'	75'	65'	75'	25'	7.5'	15'	25'	50%	35'	20'	10'	85'	25'	4'	6'
5. "R - 4" Two-Family Residence	5	1 per 5,250 sq. ft.	10,500 sq. ft.	80'	100'	50'	63'	75'	65'	75'	25'	10'	20'	30'	50%	35'	20'	10'	85'	25'	4'	6'
6. "R - 5" Multi-Family Residence	5	1 per 4,500 sq. ft.	13,500 sq. ft.	65'	100'	50'	63'	75'	65'	75'	25'	10' * * Zero lot line for ROW Dwellings, however, 10' from bldg end to lot line.	20'	30'	50%	35'	20'	10'	85'	25'	10'	6'
7. "R - 6" Condominium Residences	5	1 per 4,500 sq. ft.	13,500 sq. ft.	65'	100'	50'	63'	75'	65'	75'	25'	7.5'	15'	30'	50%	35'	20'	10'	85'	25'	10'	6'
8. "B - 1" Office Business	N / A	See Use Schedule	10,000 sq. ft.	100'	100'	50'	63'	75'	65'	75'	25'	10'	20'	25'	50%	35'	15'	10'	85'	25'	10'	10'
9. "B - 2" General Business	N / A	See Use Schedule	15,000 sq. ft.	100'	150'	75'	113'	125'	115'	125'	75'	10'	20'	25'	50%	35'	15'	12'	100'	25'	10'	10'
10. "B - 3" Central Business	N / A	See Use Schedule	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	NONE REQUIRED However, Abutting a "R" District a Side Yard of 15' Required	N / A	20'	80%	N / A	N / A	12'	N / A	N / A	Same as L9 COL13	20'
11. "I - 1" Assembly Industrial	10	N / A	N / A	N / A	N / A	100'	113'	125'	115'	125'	100'	25'	50'	20'	50%	N / A	N / A	12'	100'	25'	N / A	20'
12. "I - 2" General Industrial	20	N / A	N / A	N / A	N / A	100'	113'	125'	115'	125'	100'	50'	100'	50'	50%	N / A	N / A	12'	100'	25'	N / A	20'

§ 40-4-10 PLANT NURSERIES AND GREENHOUSES.

In any district where tree and plant nurseries and greenhouses are permitted, the establishment of such uses shall be subject to the following requirements:

(A) No fertilizer, compost, manure or other odor- or dust-producing substance shall be stored within 50 feet of any property line.

(B) In the B and I Districts, Greenhouses utilizing light for heating plants shall be in an enclosed building and shall not be less than 50 feet from any property line.

(C) The following divisions shall apply for private greenhouses located in agricultural and residential zoned districts:

(1) Special Use Permit Required

(2) Lighting used as a heat source is prohibited

(3) Private greenhouses will be considered as an accessory building (see § 40-3-2)

(4) Setbacks for private greenhouses shall conform to the same setback requirements in 40-2-3(A)

§ 40-3-2 BUILDINGS: ACCESSORY BUILDINGS.

(A) *Residential.*

(1) *Accessory buildings.* No accessory building shall be used for residential living space. Residential accessory buildings shall not be larger than an aggregate total of 900 square feet, and not to exceed two accessory buildings per lot. A residential accessory buildings' external building material must either be of horizontal lap siding of wood, vinyl, metal, brick, or masonry; or of vertical wood panel siding. Galvanized corrugated siding is not allowed. Roofing material must consist of asphaltic composite shingles, wood shake, tile, slate or metal. Metal roofing is only permitted when it substantially matches the roofing material used on the primary structure. Any metal roofing material that utilizes exposed fasteners is prohibited.

(2) Ground or pole-mounted solar energy systems are not allowed.

(3) *Additions.* An addition to a principal building – room, carport, garage, and the like, must match the building materials of the principal building. Exceptions may be granted by the City Council on a case-by-case basis.

(4) Greenhouses and accessory buildings shall not be larger than an aggregate total of 900 square feet, and not to exceed two accessory buildings/greenhouses per lot. Greenhouse shall be purchased from a manufacturer or built from quality materials.

(B) *Commercial.* Commercial accessory buildings are subject to the area/bulk regulations as stipulated in § 40-2-3(A), Area and Bulk Regulations. A commercial addition or accessory building's external building material must match that of the principal building except that:

(1) Roofs of commercial accessory buildings on golf courses and parks need not match that of the principal building but the roofing material must be one of the following: asphaltic composite shingles, wood shake, tile, slate or standing metal seam; and

(2) Roofs of commercial accessory buildings which are pavilions (a building open on all sides) on recreational fields for team sports need not match that of the principal building but must be one of the following: asphaltic composite shingles, wood shake, tile, slate or standing metal seam; and,

(Ord. 1070, § 40-3-2, passed 7-20-1998; Am. Ord. 1686, passed 9-28-2015; Am. Ord. 1711, passed 1-16-2017; Am. Ord. 1845, passed 3-21-2022) Penalty, see § [1-1-19](#)

§ 40-2-3(B): GENERAL ZONING DISTRICT REGULATIONS PERMITTED USES, ACCESSORY USES AND SPECIAL USES

A

Agricultural

Permitted Uses.

All uses commonly classified as agricultural, horticulture or forestry, including crop and tree farming, truck farming, gardening, nursery operation, dairy farming, livestock raising, animal and poultry breeding, raising and feeding, forestry operations together with the operation of machinery or vehicles.

Animal hospitals, provided that all animals are kept in a completely enclosed sound-proofed building, and further provided that adequate safeguards (structural, mechanical and locational) shall be provided to protect adjacent properties from the effects of noisome or injurious substances, conditions and operations.

Cemeteries and mausoleums in conjunction therewith.

Fishing lakes or clubs, provided that no building, parking lot, or other intense use activity is located nearer than 500 feet to any dwelling on another zoning lot.

Golf courses.

Living quarters for persons employed in agricultural or related activities that are conducted on the premises.

Noncommercial recreational activities.

One-family residence.

Private clubs, lodges or camps, except those whose chief activities are a service customarily carried on as a business.

Public service uses, including filtration plants, pump stations, water reservoirs, sewage treatment plants, police and fire stations or other governmental uses.

Railroad right-of-way and trackage, but not including classification yards, terminal facilities or maintenance facilities.

Temporary produce stands for the sale of agricultural produce raised on the premises, provided that adequate off-street parking is available and that major traffic congestion or hazards would not be created in conjunction with the location or access thereto.

Utilities:

Electrical substation, gas regulator stations.

Other public utility distribution facilities.

Permitted Accessory Uses.

Any accessory use permitted and as regulated in the R-1 District, unless otherwise specified as a principal use.

Accessory uses that are clearly supplementary and secondary to the primary use located on the lot.

Special Use Permits Required.

Agricultural-related uses.

Airports.

Animal sewage lagoon.

Bed and breakfast.

Carnivals, circuses, and similar temporary transient amusement enterprises.

Churches and other places of worship, but not including funeral chapels or mortuary chapels.

Communications tower.

Convalescent or nursing homes.

Explosive uses of any kind.

Golf courses of regulation size but not including Par 3 golf courses, or commercially-operated driving ranges or miniature golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than 500 feet to any dwelling unit or another zoning lot.

Governmental facilities and uses.

Gun clubs, if properly protected and located not nearer than 1,000 feet to any residence other than that of the owner or lessee on the site.

Home occupations.

Hospitals, clinics and sanitariums.

Junk yards.

Kennels.

Marina or boat docks.

Mineral extraction.

Modular buildings, but only as an extension of a special use permit for a state-accredited school or college for academic instruction, and only when placed in side or rear yard areas.

Parking lots.

Private clubs, lodges, or camps.

Private greenhouses.

Sale barn.

Sanitary landfill.

Schools and colleges for academic instruction.

Sewage treatment plant.

Stockyards, commercial livestock or poultry feeding or agricultural processing plants.

Travel trailer parks.

R-1

Single-Family Residence

Permitted Uses.

Growing of plants and trees on a private or commercial basis, provided no retail sales are conducted on the premises.

One-family residences.

Permitted Accessory Uses.

Accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.

Fences, hedges and walls.

Incinerators for home use, provided such are located on the lot so as not to constitute an unreasonable hazard to dwellings and other buildings on the premises or on adjacent property, and located not less than 15 feet from any dwelling on the premises and not less than ten feet from any other building on the premises.

Keeping of not more than one unoccupied camping trailer.

Off-street loading facilities.

Parking spaces not for gain in addition to minimum off-street parking.

Private: Greenhouses; tool sheds; garages or carports; tennis courts; patios. Private swimming pools.

Storage of pleasure boats.

Temporary construction sheds and temporary buildings for sale or rental offices or show houses for use during construction operations, provided all other regulations of the district are complied with, but in no case shall such office be continued beyond the duration of construction of the project or one year, whichever is greater. However, such time limit may be extended for one year by the Board of Appeals.

Special Use Permits Required.

Any dwelling unit less than 800 square feet.

Cemeteries and mausoleums in conjunction therewith.

Churches and other places of worship, but not including funeral chapels or mortuary chapels.

Day care or nursery schools.

Fire and police stations.

Golf courses of regulation size but not including Par 3 golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than 500 feet to any dwelling unit or other zoning lot.

Governmental uses.

Home occupations. See § [40-4-5](#).

Hospitals and sanitariums.

Modular buildings, but only as an extension of a special use permit for a public, private or parochial school providing courses of instruction, at elementary and secondary levels in accordance with standards for compulsory education, and only when placed in side or rear yard areas.

Municipal and free private parking lots.

Nursery schools.

Planned unit developments.

Private greenhouses.

Public libraries, museums, or playgrounds.

Public, private or parochial schools providing courses of instruction, at elementary and secondary levels in accordance with standards for compulsory education.

Public service uses, including electrical substations, gas regulator stations, lift stations, telephone exchange facilities and other similar uses.

Railroad rights-of-way, not including switching, storage, freight yards, industrial sidings, or classification yards.

R-2

Single-Family Residence

Permitted Uses.

Any use permitted in the R-1 District and as regulated in Section [40-2-3\(A\)](#), Line 3.

Permitted Accessory Uses.

Same as R-1.

Special Use Permits Required.

Same as R-1.

R-3

Single Family Residence

Permitted Uses.

Single-family residences.

Permitted Accessory Uses.

Same as R-1.

Special Use Permits Required.

Bed and breakfast

Same as R-1.

R-4

Two Family Residence

Permitted Uses.

Bed and breakfast.

Community residences, subject to the provisions of this code (see § 40-4-21).

Single-family residences.

Two-family dwellings.

Permitted Accessory Uses.

Parking lots and garages.

Same as R-1.

Special Use Permits Required.

Boarding and rooming houses.

Churches, places of worship.

Dormitories or singular uses.

Medical and dental offices/complex.

Orphanages.

Planned unit developments.

Rest homes.

Same as R-1.

Skilled nursing facility.

R-5

Multiple-Family Residence

Permitted Uses.

Condominium dwelling, as permitted by the Illinois Condominium Property Act

Multi-family residences.

Two-family residences.

Permitted Accessory Uses.

Same as R-4.

Special Use Permits Required.

Assisted living.

Bed and breakfast.

Charitable uses provided not more than 20% of gross floor area or 2,000 sq. ft. is used for offices.

Fraternities.

Hospitals.

Hotels.

Lodging houses.

Medical and dental offices.

Rest homes.

Restaurants.

Same as R-4.

Single-family residence.

Taverns.

R-6**Condominium Residence,
as permitted by the Illinois Condominium Property Act****Permitted Uses.**

Condominium dwellings.

Permitted Accessory Uses.

Private clubhouses, swimming pools, tennis courts, and buildings for storage of maintenance equipment owned by the condominium association.

Special Use Permits Required.

Private greenhouses.

Waterloo Planning Commission Advisory Report

Petition Number: Z-22-11-02

Type of Petition: Special Use Permit / Zoning Text Amendment / _____
(other)

As per Section 40-9-4 of the Waterloo Municipal Code

The effect the proposal would have on the City's Comprehensive Plan: neutral

The effect the proposal would have on the health, welfare, safety, morals and comfort of area residents:

neutral - the structure selected, concrete pad
& professional install should protect area
residents.

The effect the proposal would have on schools, traffic, streets, shopping, public utilities and adjacent properties:

neutral

Other legal requirements of considerations: Matt confirmed no lights,
no commercial use.

As per Section 40-9-7 of the Waterloo Municipal Code

Is the proposal necessary for public convenience at this location?

*While not necessary the City allows
greenhouses & this is a good location
for one.*

Is the proposal designed, located and proposed to be operated so that the public health, safety, and welfare will be protected?

yes

Will the proposal cause substantial injury to the value of other property in the neighborhood in which it is located?

no

Will the proposal be detrimental to the essential character of the district in which it is located?

no

The Planning Commission gives this petition a

Favorable Recommendation
(with modifications as outlined below)

Unfavorable Recommendation
(for the reasons explained herein)

The Planning Commission appends the following modifications, conditions, and restrictions to its favorable recommendation:

Our only condition is that the structure be the Sigma 20 as proposed or City approved equivalent. We want to avoid a rough "DIY" structure.

Other notes or clarifications for Zoning Board of Appeals to consider:

This advisory report is respectfully submitted, on behalf of the Planning Commission.

Signed: 

Planning Commission Chairman

Date: 11/14/2022

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON NOVEMBER 17, 2022

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the October 20, 2022 meeting. A motion was made by Spielman and seconded by Boothman to approve the minutes of October 20, 2022 as presented. 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-22-11-01 Review and Comment on a Petition to consider a proposed Zoning Map Amendment for Parcel No. 07-25-336-001-000, Parcel No. 07-25-336- 003-000, and Parcel No. 07-25-336-002-000, more commonly known as 502 Walnut Street, 502 Walnut Street (Rear), and 500 Walnut Street from R-3 Single Family Residential to I-1 Light Industrial as requested by owners, William Ebeler, Jeanne Ebeler, and Amanda Ebeler.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all but two recipients. The Zoning Administrator called the two recipients whose postal notifications were not received and emailed them the information.

Mr. William Ebeler, the petitioner, was present to speak on behalf of this petition. Mr. Ebeler met with IDOT and with the City of Waterloo requesting access to Illinois Route 3 from his property. This access will lessen commercial traffic on South Moore Street and Walnut Street as trucks will then access their business directly from Route 3. Mr. Ebeler was granted an entrance on Illinois Route 3 and is now requesting that his properties be zoned I-1 Light Industrial. The property is contiguous to an I-1 zoned parcel and his business qualifies as light industrial use. Mr. Ebeler stated he has been operating his business on a special use permit since 1978. Walnut Street would not extend to the highway, but would probably curve into Moore Street. The home on the property would be grandfathered into the I-1 zoned district if the petition is approved.

Mr. Mark Fischer, owner of the Depot property, 518 Park Street, thought he still owned the property that Mr. Ebeler was intending to use as an access point from Illinois Route 3. The Zoning Administrator informed Mr. Fischer that IDOT purchased the portion of the property he is referring to with the expansion of Illinois Route 3.

Motion was made by Gibbs and seconded by Loerch to recommend approval for a proposed Zoning Map Amendment for Parcel No. 07-25-336-001-000, Parcel No. 07-25-336-003-000, and Parcel No. 07-25-336-002-000, more commonly known as 502 Walnut Street, 502 Walnut Street (Rear), and 500 Walnut Street from R-3 Single Family Residential to I-1 Light Industrial as requested by owners, William Ebeler, Jeanne Ebeler, and Amanda Ebeler.

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

Motion carried.

Z-22-11-02 Review and Comment on a Petition for a Special Use Permit as permitted by 40-4-10 to allow a private greenhouse at 610 Paula Drive, Parcel No. 07-25-317-013-000 located in a R-5 Zoning District, as requested by petitioner, Matthew Schweizer.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all recipients.

Mr. Matthew Schweizer, the petitioner, was present to speak on behalf of this petition. He stated he would like to construct a 200-square-foot residential greenhouse on his property. The greenhouse would be on a concrete pad, made of solid materials and professionally installed. There will also be no lighting or exterior generators. If approved construction would start in the spring. Area heaters would be used as a heat source. The six raised planter beds that are currently on the property will remain.

The Zoning Administrator read a letter from Sahra Linneman, owner of the property at 608 Paula Drive. Ms. Linneman opposes the special use permit as she feels the size and location would impose on the aesthetics of the area.

It was mentioned that John and Brenda Bueschel, 612 Paula Drive, seemed to originally oppose the special use permit. However, they appear to have changed their minds once they saw a photo of the proposed greenhouse.

The Zoning Administrator also read a letter from Dave Balaski, 611 Paula Drive, who stated he had no issues with the requested special use permit for a greenhouse.

The Waterloo Planning Commission approved the Special Use Permit stipulating that Mr. Schweizer build the Sigma 20 Greenhouse or a similarly manufactured style greenhouse.

Motion was made by Gibbs and seconded by Loerch to recommend approval for a Special Use Permit as permitted by 40-4-10 to allow a private greenhouse at 610 Paula Drive, Parcel No. 07-25-317-013-000 located in a R-5 Zoning District, as requested by petitioner, Matthew Schweizer with the stipulation that Mr. Schweizer installs the Sigma 20 Greenhouse as he proposes or an equivalent to the Sigma 20.

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

Motion carried.

Z-22-11-03 Review and Comment on a Petition for Special Sign Permit to install a wall mounted sign which exceeds the requirements of 40-4-15(C) located at 114 West Mill Street – Gallagher’s Restaurant – Parcel No. 07-25-250- 011-000 as requested by owner, John Gallagher.

The Zoning Administrator commented that the public notice for this petition was published in the November 02, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all but one recipient. The Zoning Administrator called the recipient whose postal notification was not received but was unable to talk to anyone.

Mr. James Gallagher, son of the petitioner, was present to speak on behalf of this petition. The Gallagher’s are requesting a Special Sign Permit for a wall-mounted sign on the northeast corner of the building. The sign will extend approximately 30” from the corner and the code limits the extension distance to a maximum of 24”.

Mr. Matthew Schweizer, 610 Paula Drive and part owner of Hopskeller Brewing Company, stated he supported the sign and thought other businesses would agree. The sign is iconic and will make the restaurant easier to locate.

Motion was made by Spielman and seconded by Loerch to recommend approval for a Special Sign Permit to install a wall mounted sign which exceeds the requirements of 40-4-15(C) located at 114 West Mill Street – Gallagher’s Restaurant – Parcel No. 07-25-250-011-000 as requested by owner, John Gallagher

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

Motion carried

COMMENTS:

The Zoning Administrator had the following comments:

- There will be a review of “accessory buildings” in the zoning code. Gazebo kits are becoming popular and there are questions on how to classify these structures. Are they temporary or permanent and should they be regulated and if so how.
- There is an interest in turning the old Family Video Store into a convenience store, but nothing is official.
- 411 Park Street Property – This is the property that caught fire and contained a printing and dog grooming business. The owner of the property is talking to the City about what is required to either rebuild or tear down the building.

- ‘Adorable Beast’ is looking for a new location. We will need to review the zoned districts where other dog grooming facilities are located.

Zoning Board Members had the following comments:

- Dumpsters are located in front of Reliable Sanitation. It is believed that there was a stipulation when granting Reliable Sanitation's request for a variance that dumpster storage would be eliminated in front of the office building.
- There is a home on South Main Street that is in poor condition. It is requested that the City address the condition of the home.

Motion to adjourn the meeting at 8:16 PM was made by Poettker and seconded by Powell. Motion carried.

Minutes respectfully submitted by Mechelle Childers.

ZONING BOARD OF APPEALS ADVISORY REPORT

On Petition # Z-22-11-02

I move that the Zoning Board of Appeals provide the City Clerk with an Advisory Report as follows:

1. The Petition should be Approved / Denied / Approved with Modifications (see modifications below);
2. The effect the proposal would have on the health, welfare, safety, morals, and comfort of area residents would be Negligible / Positive / Negative / Potentially Negative in that _____;
3. The effect the proposal would have on schools, traffic, streets, shopping, public utilities, and adjacent properties would be Negligible / Positive / Negative / Potentially Negative in that _____;
4. The proposed recommendation is Necessary / Not Necessary for the public convenience at the subject location;
5. The proposed recommendation Is / Is Not so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
6. The proposed recommendation Will / Will Not cause substantial injury to the value of other property in the neighborhood in which it is proposed to be located;
7. The proposed recommendation Will / Will Not be detrimental to the essential character of the zoning district in which the property is located;

I further move that the recommendation be subject to the following modification(s):

This advisory report is respectfully submitted, on behalf of the Zoning Board of Appeals.

Signed: _____

Zoning Board of Appeals Chairman

Date: _____

Nov 17, 2022

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

December 05, 2022

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on Executive Session for the Discussion of Personnel as per 5 ILCS 120/2(c)(1).

3. Relief or action to be requested:

Executive Session.

4. Submittal date: 11-30-22

Submitted by:

Mayor Tom Smith

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.

Matter to be placed on agenda for meeting to be held on _____

Matter referred to

[Handwritten signature]

Mayor