

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON June 21, 2021

The meeting was called to order by Chairman Nathan Rau at 7:30PM.

Roll call was taken: **Present: Rau, Lutz, Voelker, Frederick, Gaitsch, Pittman**  
**Absent: Hicks**

Chairman Rau asked if there were any additions or corrections to the minutes from May 19, 2021 Planning Commission meeting. There were none.

A motion was made by Lutz and seconded by Gaitsch to approve the minutes of the May 19, 2021 meeting as presented. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

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

**OLD BUSINESS:** The Chairman asked if there was any new business. There was none.

**PETITIONS:**

**Z-21-06-01 Review and Comment on a Petition by the City of Waterloo, IL for a Special Use Permit to allow for a Public Service Use Facility (water tower) to be located at the South east Corner of property owned by the Waterloo VFW at 406 Veteran's Drive (Parcel No. 07-25-201-001-000).**

The City of Waterloo plans to construct and operate a water treatment facility located in Valmeyer, Illinois. In addition to the treatment facility, the City plans to upgrade its aging infrastructure. The existing elevated water storage tank was built in the 1940s and has outlived its useful life. The City plans to construct a 500,000-gallon composite elevated storage tank on 0.88 acres of existing VFW property. The City plans to purchase the property from the VFW.

Gaitsch inquired if there were any responses from surrounding neighbors. No responses from neighbors.

JoAnn Meier stated she was present to represent the neighbors and homeowners.

Voelker asked how the VFW feels about the proposed site. JoAnn Meier said that some members have strong feelings against the proposed water tower and want to protect the residential homes in the area as she feels it would affect property values in the adjacent neighborhood in a negative way.

The VFW membership has approved the sale of 0.88 acres of property. They had to poll members on whether they were for or against the sale of the property. The members voted 180 votes FOR and 2 votes AGAINST the sale of the property to the City. Stan Darter, lifetime member of the VFW and current City Alderman, was present and remarked on the reason they decided to sell the portion of property. Considering the age of their current membership and if the VFW were to close, the rest of the property is not great for residential development.

Lutz asked how the water pressure will do with city expansion. City engineer said it will add pressure to the system and will distribute more water to customers quicker. If the city expands, you'll still have good water pressure.

Lutz also said that thinking back to the comprehensive plan he didn't remember anything about a new water tower or a potential location for it.

Rau asked the city engineer if it was possible to cheat the water tower to one side of the proposed property. The city engineer said no because the top of the water tower cannot overhang on any other property or right-of-way.

Frederick and Lutz both said they would abstain from voting on any motion regarding the Special Use permit for the water tower.

**Recommendation: Motion made by Voelker and seconded by Gaitsch to make a favorable recommendation to approve a Special Use Permit to allow for a water tower to be located on 0.88 acres of property that the City of Waterloo will purchase from the VFW with the condition that the City locate the water tower to maximize the number of existing trees to remain on the property to help block a direct line of sight to the tower from adjacent homes. Additionally, the City can plant additional trees around the perimeter of the lot as a show of good faith.**

**Members voted as follows:**

**YES – Rau, Voelker, Pitman, Gaitsch**

**Abstain: Lutz, Frederick**

**Absent: Hicks**

**NEW BUSINESS:** There was none.

**COMMENTS:** Next meeting of the Waterloo Planning Commission will be on July 20, 2021.

**Motion to adjourn the meeting at 8:30PM was made by Lutz and seconded by Pittman. Motion carried.**

Minutes respectfully submitted by Lauren Voelker.