

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JUNE 11, 2020

The meeting was called to order by Chairman Hartman at 7:33 PM.

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the February 20, 2020 meeting. Mr. Loerch noted that Boothman was listed twice on voting members of Z-20-02-02. Chairman Hartman asked if minutes were approved pending the change. The minutes were unanimously approved.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

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

OLD BUSINESS:

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

PETITIONS:

Z-20-03-01 Review and Comment on a Petition by Jacob Rey and Nathan Bedwell for a Special Use Permit for a Two-Family Residence to be located at 210 West Third Street (Parcel#07-255-005-000)

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on May 27, 2020, and the postal notification receipts have been received.

Jacob Rey of 552 Deerhill Road, Waterloo, IL spoke on behalf of the petition. Mr. Rey indicated that he and Mr. Bedwell intend to purchase the property in question. Mr. Rey indicated that the property is currently vacant and needing updates. Mr. Rey and Mr. Bedwell would like to make repairs and updates to the property and make it livable. The prospective owners have the intention to create duplex with one residence on each the first and second floor. Mr. Rey suggested that with the increase in activity in downtown Waterloo he and Mr. Bedwell would like to provide another opportunity for living near the area and update one of the older homes in Waterloo to improve the city.

Doug Clements, 205 W 4th Street, Waterloo, IL, spoke against the petition. Mr. Clements would like to see the property home sold as a historical home and improved as such. He would like to see it zoned to a single-family home rather than a duplex. Mr. Clements indicated that changing the property to a duplex would destroy the property. He suggested that renters are transient individuals and will not take ownership in the location. Mr. Clements would like to maintain the concept within that area of single-family homes

Mr. Goessling asked how long the building has been empty, Mr. Clemmens indicated roughly 7-8 months.

Dave Schroeder, representing Superior Trucking, indicates that two businesses were in the location previously.

Mr. Gibbs questioned if there would be two renters or if one of the owners would live there. Mr. Bedwell indicates that he plans to live there while it is rehabbed, but would potentially move on and rent both residences once the property was complete. Discussion ensued regarding the amount of work required on the inside of the property. Mr. Loerch questioned what will be done to rehab the house. Mr. Rey responded that they would improve the inside, add plants outside, remove awning, and tuck point the outside of the house. Mr. Rey commented that 34% of his generation own a home which is much lower than the older generations. Mr. Gibbs questioned what it would take to bring the property up to code. Mr. Rey indicated that it would take a significant amount of work to bring it up to code, but no specific timeline was given. Mr. Clements questioned if rental property would necessitate more inspection requirements. Zoning Board Administrator indicated that zoned as a duplex, the property would fall under the additional inspections required for rental property.

Mr. Haganew questioned the logistics of the property, Mr. Bedwell indicated that there are two bedrooms upstairs and one bedroom downstairs.

Gibbs questioned the two front doors on the home. Mr. Schroeder indicated that the German community performed this setup and it had carried over from that time in the Waterloo community.

Mr. Gibbs indicated that the property would require a special use permit regardless of the home due to the districting on the remaining portion of the block. Discussion regarding the other zoning on the block ensued. Confirm that the special use permit would be required if this property is converted to either single family or multiple family homes.

Gibbs questioned Mr. Clements statement that the board has been rubber stamping special use permits. Mr. Clements indicates that it should be an uphill climb to get a special use permit. Mr. Clements has an issue with the apartments on 4th Street near Moore.

Mr. Hartman indicated that there have been situations where signatures and other requirements were put in place to avoid issues

Mr. Clements indicated that he would like to avoid the town turning into a transient community and would like to celebrate the history of Waterloo.

Gibbs moves that petition is approved as submitted, Loerch second.

Approving members: Goessling, Hagenow, Loerch, Gibbs, Poettker and Hartman.

NEW BUSINESS:

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

COMMENTS:

The Chairman asked if there were any comments. There were none

Motion to adjourn the meeting at 8:00PM was made by Goessling and seconded by Hagenow.

Respectfully Submitted,
Lauren Poettker