

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JULY 18, 2019

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

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

Vice Chairman Gibbs asked if there were any additions or corrections to the minutes of the May 16, 2019 meeting. Hagenow commented that in the motion to adjourn he was listed making and seconding the adjournment. It was noted that the motion to adjourn was seconded by Boothman. A motion was made by Hagenow and seconded by Boothman to approve the minutes of the May 16, 2019 as amended. Motion carried.

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

The Vice 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-19-07-01 Review and Comment on a Proposed Zoning Map Amendment petition by Jim Gray, Laurie Homes, Inc., for property located in the Northwinds Subdivision, commonly known as 111 East Halifax Drive, Lot #5 , Parcel #07-12-165-005-000, From B-3 Central Business District to R-2 Single Family Residential.

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on July 3, 2019, and the postal notification receipts have been received. Mr. William Wilson, representative from Laurie Homes, was present to speak on behalf of this petition. Mr. Wilson would like to rezone Lot #5, located in the Northwinds Subdivision, from B-3 Central Business District to R-2 Single Family Residential. The lot is approximately 1.88 acres and fronts Halifax Drive. The property will be divided into five (5) individual lots. The homes would have the same style as what is currently in the subdivision, but would be more architecturally appealing. The exterior of these homes would be a mixture of various materials that would be just as expensive as brick. Current Northwinds covenants and Home Owners association would not be applicable to the property. However, the new residential property owners could start their own or ask to join the existing Northwinds Home Owners Association. Mr. Dale Poetker, 1525 Ontario Drive, Waterloo Il stated that he was against the zoning change. He added that approximately thirty (30) people in the Northwinds Subdivision signed a petition against the rezoning of Lot 5. Mr. Poetker cited that the home owners were concerned about a drop in their property values. He mentioned that Northwinds had a great covenants and Home Owners association and everyone abided by the rules that are in place to make the subdivision look good and maintain property values. Ms. Diane Borowy stated she was

against the rezoning as she purchased commercial property nearby under the premise that Lot #5 would be commercial. Mr. Steve Coy, 1614 Ontario, Waterloo IL, also spoke against the rezoning. He expressed concern over a decrease in property values, what kinds of homes would be built on the five (5) lots, and fear that the land on the south side of Halifax would also be rezoned residential and become a land of cul-de-sacs. Additional concerns were the lack of covenants and a Home Owners association for the property. Mr. Boothman proceeded to read the permitted uses of a B-3 Central Business District and asked the residents in attendance if they understood that any of these business types could build on the property in question. The residents stated they understood and would rather have the commercial development as they felt more restrictions (like 4 side brick) would be required by the City. General consensus among the residents was that they have no idea what kind of home Laurie Homes would build. Elevation, size, building material, etc...was not addressed. They also felt Laurie Homes should have had pictures that indicated what kind of home they were building. Mr. Wilson stated that he thought less commercial would raise property values. He added that the homes would be 50% face brick and cost \$360,000. He added that they would be 1,400 square feet and would be similar to those built in Fox Run in Edwardsville Illinois. Mr. Wilson mentioned that they could see the style of home on their website. The homes would have a 2 car garage and façade on three sides would be a combination of brick, masonry and siding. The Vice Chairman then read a letter from Jason Frentzel, C.E.O. Quantum Homes who also was opposed to the rezoning citing traffic, parked vehicles on collector streets and the fact that the original homes in Northwinds were sold under the premise that the property along Illinois Route 3 would be commercial. Mr. Bill Karius, 1701 Ontario, Waterloo, IL also spoke against the rezoning.

Motion was made by Boothman and seconded by Hagenow to recommend against a Proposed Zoning Map Amendment petition by Jim Gray, Laurie Homes, Inc., for property located in the Northwinds Subdivision, commonly known as 111 East Halifax Drive, Lot #5, Parcel #07-12-165-005-000, From B-3 Central Business District to R-2 Single Family Residential.

**Members voted as follows: YES – Hagenow, Boothman, Loerch, and Gibbs.
NO – Goessling**

Motion carried.

NEW BUSINESS:

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

COMMENTS:

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

Motion to adjourn the meeting at 8:10 PM was made by Goessling and seconded by Hagenow.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.