

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON AUGUST 17, 2023

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

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

Vice-Chairman Gibbs asked if there were any additions or corrections to the minutes of the May 18, 2023 meeting. A motion was made by Spielman and seconded by Boothman to approve the minutes of May 18, 2023, as presented. Motion carried.

The Vice-Chairman asked if there were any petitions by citizens on non-agenda items. There were none.

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

PETITIONS:

Z-23-08-01 Review and Comment on a Petition for an Area and Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo, IL regarding the “minimum depth of side yard abutting street” for a residential deck addition to be located at 308 Front Street (Parcel No. 08- 30-333-003-000) as requested by owner, Catherine & John Hodge.

The Zoning Administrator commented that the public notice for this petition was published in the August 02, 2023 edition of the Waterloo Republic-Times. Three of the five postal notification receipts were received. A phone call was made to the other two adjacent property owners who stated they had no issue with the variance request.

Mr. John Hodge, owner of the property at 308 Front Street, was present to speak on behalf of this petition. Mr. Hodge would like to add an open-air upper deck to the rear of the home. The dimensions of the deck would be approximately 25’x11’x12’, and would cover the existing deck below. A ledger board will be mounted along the length of the house, and 6x6’s will support the frame. The deck will be self-supporting with a composite flooring. Access to the deck will only be from inside the house, there will be no external stairs to the upper deck.

Motion was made by Spielman and seconded by Loerch to recommend approval for an Area and Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code of the City of Waterloo, IL regarding the “minimum depth of side yard abutting street” for a residential deck addition to be located at 308 Front Street (Parcel No. 08- 30-333-003-000) as requested by owner, Catherine & John Hodge.

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

COMMENTS:

The Zoning Administrator commented on the following business items:

- Moto (aka MotoMart) – The Zoning Administrator has been in discussion with the sign company for several months regarding the proper location for their monument sign. The sign company continues to want to place the new sign over utility mains. The Zoning Administrator is still working with the company but wanted to let everyone know why temporary signage still exists for MotoMart.
- Green Briar Trailer Park on Mill Street – The City has been involved with poor living conditions at Green Briar Trailer Park. Approximately two (2) months ago, the water was turned off at this property due to lack of payment. Since the trailer park is serviced by one meter, shutting off the water for lack of payment meant all trailer park residents no longer had access to water. Within the first month of the water being shut off, there was an incident in one of the trailers, and the City was able to condemn that mobile home due to an infestation of roaches. After another month had passed with no residents moving out and no water available, the City pulled the occupancy permits for all the trailers and the small building. The residents were then informed they had 15 days to vacate the premises. As of this meeting, two tenants remain. This matter is being mentioned because the property is in a B-3 zoned district that is surrounded by R-3. The City will probably become the owner of the property, and the Zoning Administrator would like to rezone this property to an R-3 single-family zone district.
- Ahne’s Bakery – Mike Thomas (KB Construction) purchased the old Ahne’s Bakery building (201 West Mill). Tickets were issued to him for working inside the building without a permit.

**Motion to adjourn the meeting at 8:08 PM was made by Loerch and seconded by Boothman.
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.