

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON SEPTEMBER 15, 2022

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

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

Vice-Chairman Gibbs asked if there were any additions or corrections to the minutes of the August 18, 2022 meeting. A motion was made by Spielman and seconded by Boothman to approve the minutes of August 18, 2022 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. The Zoning Administrator commented that Chris Kalbfleisch, petitioner for Petition Z-22-09-02, could not attend the Zoning Board of Appeal meeting this evening. The Zoning Board of Appeals unanimously agreed to table Petition Z-22-09-02 until their October meeting.

PETITIONS:

Z-22-09-01 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 449 Mockingbird Lane (Parcel No. 07-26-201-148-000) as requested by owner, Matthew Hill.

The Zoning Administrator commented that the public notice for this petition was published in the August 31, 2022 edition of the Waterloo Republic Times, and postal notification receipts were received from all recipients.

Mr. Matthew Hill, petitioner and owner of the property, was present to speak on behalf of this petition. Mr. Hill stated that he is requesting a variance from the side yard setback to extend the deck at his home. The original deck is within the setback requirements and the extension is 3 feet into the side yard setback. The original deck needed repairs, and during the repair process, he decided to reconfigure the steps and expand the deck. Mr. Hill stated he was unaware that a building permit was required and therefore did not have the necessary paperwork for the deck extension. The deck is approximately 16'x12' with an additional 4-foot platform for the steps. The home is on a corner lot and the lot lines created a challenge with the deck expansion and meeting the setback requirements. The deck pilings are already in place and are 5-feet deep. When the deck expansion was discovered, the Zoning Administrator recommended Mr. Hill remove the one corner post and create a 45-degree angle so the deck would conform to the setback area. Mr. Hill however chose not to do this and decided to apply for a variance. Mr. Hill stated if the variance was approved he would complete the project within the next 30 days. The material is on order and everything is ready to complete the deck.

Mr. Mike Presson, an adjoining property owner, stated he had no objection to the variance and would like to see the deck completed as soon as possible. Mr. Presson did have concerns over granting the variance and the potential issue this may cause by other people asking for the same gratis. The Zoning Administrator also read a message from Lois Linton, an abutting property owner, and she had no objection to the petition for a variance.

The Zoning Administrator stated that before any construction, alteration, enlargement, repair, movement or demolition of a structure, the property owner(s) should contact the City and acquire any necessary permit(s).

Motion was made by Boothman and seconded by Spielman 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 449 Mockingbird Lane (Parcel No. 07-26-201-148-000) as requested by owner, Matthew Hill.

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

NO – Loerch.

Motion carried by a vote of 4 to 1.

Z-22-09-02 Review and Comment on a Petition for a Special Use Permit to allow two Self-Storage Unit Buildings at 1329 North Illinois Route 3, Parcel No. 07-13-101-007-000 and 1324 Jamie Lane, Parcel No. 07-13-101-004-000 in the B-2 Zoning District, as permitted by 40-2-3(B) as requested by petitioner, Chris Kalbfleisch.

Petition tabled until the October Zoning Board of Appeals meeting.

COMMENTS:

The Zoning Administrator made the following comments:

- Greenhouse Ordinance – A revision to a greenhouse ordinance will be on the agenda for the next Zoning Board of Appeals meeting. A greenhouse would then have the same setback and size restrictions as an accessory building and would need a Special Use Permit.
- Accessory Structure Addition – A gentleman would like to add a 900-square-foot accessory structure to his property. However, he already has a 200-plus square foot accessory structure on the property. When told the ordinance for an accessory structure(s) was not to exceed a total of 900 square feet, the gentleman stated he would then like to request a variance. Before having the man petition for a variance, the Zoning Administrator is seeking input from the Board. The Zoning Board thought the addition of a 900-square foot accessory structure was excessive.
- Washy’s Saloon Signage on Illinois Route 3 – Sugar Springs was going to have the sign removed, however, Mr. Washausen stated he plans to reopen the pub.
- Arby’s Signage – The Zoning Administrator is still working with the company on the freestanding signpost as it is out of compliance.

Motion to adjourn the meeting at 8:22 PM was made by Loerch and seconded by Spielman. Motion carried.

Minutes respectfully submitted by Mechelle Childers.