

**MINUTES OF THE ZONING BOARD OF APPEALS
MEETING HELD ON AUGUST 19, 2021
WATERLOO CITY HALL COUNCIL CHAMBERS**

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the June 24, 2021 meeting. Minutes pass with one additional correction

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-21-08-01 Review and Comment on a Petition for a Special Sign Permit to allow for the modification of a non-conforming monument sign in the Bradford Common Ground area in front of 204-208 Bradford Lane as requested by the owner, Bradford Association. **(Parcel No. 07-24-202-900-000)**

The Zoning administrator confirmed that all green cards were received for all adjacent properties and it was publicly posted in The Republic Times on July 28, 2021. The Zoning Administrator also clarified that green cards are sent to property owners and property owners would then be responsible for notifying the residents of the property.

Kendall Newburn – 707 Illinois Ave, Waterloo – Mr. Newburn mentioned that there was a 10 x 10 sign that was destroyed by a storm. They nor the city have the paperwork from prior approval. They just want to replace what was there.

The Zoning Chairman asked three times if there was someone to speak for and against the petition.

Mr. Gibbs motioned that petition Z-21-08-01 Review and Comment on a Petition for a Special Sign Permit to allow for the modification of a non-conforming monument sign in the Bradford Common Ground area in front of 204-208 Bradford Lane as requested by the owner, Bradford Association. **(Parcel No. 07-24-202-900-000)**

Be approved. Mr. Boothman seconded the motion.

A Roll Call Vote was taken.

Approve: Gibbs, Boothman, Loerch, Poettker, Hartman

Reject:

Motion Passes

Z-21-08-02 Review and Comment on a Petition for a Special Sign Permit to allow for the installation of a non-conforming monument sign at 813 North Market Street as requested by the owner, Bank of Monroe County. (Parcel No. 07-24-265-006-000)

The Zoning administrator confirmed that all green cards were received for all adjacent properties and it was publicly posted in The Republic Times on July 28, 2021. The Zoning Administrator also clarified that green cards are sent to property owners and property owners would then be responsible for notifying the residents of the property.

Sue Demond – 1240 Tanglewood Trace, O'Fallon, IL – Ms. Demond stated that the bank tends to go on the conservative side when installing signs, in this case would prefer to go with a monument sign rather than a pole sign. In order to have the sign high enough, but not be a pole sign requires a taller monument sign than we normally allow.

Mr. Loerch asked how the sign would relate to the restricted area. Ms. Demond stated that it would be as per the ordinance and stay out of the restricted areas.

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Ms. Poettker asked if a pole sign could go in without a SUP. Mr. Krebel explained that a pole sign could be put in place without the SUP as long as they were within the specifications. More details behind the sign regulations were discussed.

Mr. Gibbs motioned that petition Z-21-08-02 Review and Comment on a Petition for a Special Sign Permit to allow for the installation of a non-conforming monument sign at 813 North Market Street as requested by the owner, Bank of Monroe County Be approved. Mr. Loerch seconded the motion.

A Roll Call Vote was taken.

Approve: Gibbs, Loerch, Boothman, Hartman, Poettker

Motion Passes

Discussion ensued regarding if signs should go before the Planning Commission. It was determined that signs should not go before the Planning Commission

Z-21-08-03 Review and Comment on a Petition for a Special Use Permit to allow for a Multi-Family Residence to be located above a business in a B-3 Zoning District, as permitted by 40-2-3(8), more specifically known as 101 South Main Street, as requested by the owner, Groves Investments LLC. (Parcel #07-25-250-013 - 000)

The Zoning administrator confirmed that all green cards were received for 2 of 4 adjacent properties and it was publicly posted in The Republic Times on July 28, 2021. Those not received were contacted and they did not have issues. The Zoning Administrator also clarified that green cards are sent to property owners and property owners would then be responsible for notifying the residents of the property.

Tony Groves 6850 LL Rd, Waterloo IL spoke for the petition. Mr. Groves wants to put Lofts above Old Commercial State Bank.

Ms. Poettker asked about the event space going in on the first floor, and potential noise issues. Mr. Groves mentioned that the building is entirely concrete so noise should not be an issue.

Mr. Hartman asked if there would be offices in the back of the lower level. Mr. Groves commented that there would be offices in that space. Mr. Hartman asked about the make-up of the upstairs space. Mr. Groves mentioned that there would be 2 lofts and a kitchen for the main floor space.

Mr. Gibbs asked if there was a plan from the previous owners. Mr. Groves was not aware of any previous plans. Mr. Gibbs asked if it was wide open space. Mr. Groves mentioned that it was mostly wide-open space, but the back of the main floor, is offices, that are full.

Mr. Krebel mentioned that there was a dentist office upstairs at one time. Further discussion ensued about what businesses were previously upstairs.

Mr. Loerch asked about the dumpsters, if they were Groves or Gallaghers. Mr. Groves mentioned that the dumpsters belonged to him.

Mr. Hartman asked if there would be parking for the possible tenants. Mr. Groves mentioned that those spots would be for the tenants. Mr. Gibbs asked if the spots would remain as three spots or changed to four. Mr. Groves mentioned that it would remain three spots.

Mr. Gibbs asked about the second bedroom Mr. Groves mentioned. Mr. Gibbs also asked about the kitchen shown in the front of the building. Mr. Groves responded that the large kitchen would serve the main floor.

Mr. Gibbs asked about the entrances. Mr. Groves responded that one stairwell came down the Main Street side of the building and the second came down the Mill Street side of the building.

Ms. Poettker asked if the stairs would exit to the street or still inside the building. Mr. Groves explained that both would exit inside the building in a vestibule and then to the street.

Mr. Hartman asked about getting from the large kitchen downstairs. Mr. Groves responded that they will use the stairs. Mr. Hartman mentioned that there could be congestion if there is an event and coming and going from the loft.

Mr. Gibbs asked about the size of the event space. Mr. Groves responded that it could hold up to 99.

Mr. Gibbs then mentioned that there could be a parking issue in the area with an event that size. Mr. Krebel mentioned that parking in that area is first come, first served and therefore not a consideration.

Mr. Gibbs asked if the event space would be going before a Council and Mr. Krebel responded that it is a permitted use within that zone.

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Mr. Gibbs asked about safety exits. It was provided that the stairs and the exterior windows would be the fire/emergency escapes.

Ms. Poettker asked if there was a lot of interest in the space. Mr. Groves shared that there is a lot of interest, but that it is a big project with an uncertain timeline so he has not yet advertised it. Mr. Groves mentioned that the rental business in town is very popular.

Mr. Gibbs asked about an estimated timeline to get this done. Mr. Groves said that they are delayed because a lot of contractors are busy. He couldn't give a timeline, but plans to get it done as quickly as possible. Mr. Groves mentioned that he wants to get it done in order to get the revenue stream started, stating that the event space and the offices are not enough to cover his costs.

Chairman asked for anyone to speak for or against the petition.

Mr. Gibbs mentioned that this would go to City Council after the meeting from Monday.

Mr. Gibbs motioned that petition **Z-21-08-03** Review and Comment on a Petition for a Special Use Permit to allow for a Multi-Family Residence to be located above a business in a B-3 Zoning District, as permitted by 40-2-3(8), more specifically known as 101 South Main Street, as requested by the owner, Groves Investments LLC. (Parcel #07-25-250-013 - 000) be approved. Mr. Loerch seconded the motion.

A Roll Call Vote was taken.

Approve: Gibbs, Loerch, Boothman, Hartman, Poettker

Motion Carries

Z-21-08-04 Review and Comment on a Petition for a Proposed Zoning Map Amendment for Lot 19 and Lot 20 located in the Westview Acres, Phase I, Subdivision, more commonly known as 201-211 Westview Plaza Drive, from B-2 General Business District to R-5 Multiple Family Residential as requested by the owner. Westview Acres, Inc. (Parcels #07-25- 101-019 -000 and #07-25- 101-020-000)

The Zoning administrator confirmed that all green cards were received or verbal approval was received from adjacent properties and it was publicly posted in The Republic Times on July 28, 2021. Those not received were contacted and they did not have issues.

Steve Macaluso of 1017 Cyprus Point, Caseyville, IL spoke for the petition. Mr. Macaluso said they intend to build one duplex on each lot. Mr. Macaluso mentioned that the only interest they have had thus far for the property was for duplexes despite having it for sale for some time.

Mr. Gibbs asked if he was the owner. Mr. Macaluso said that he is one of the owners. Mr. Gibbs asked about the other lots (013 & 012). Mr. Macaluso said that he owns those also, but took a pulse and determined that at this time he just wanted to request the zoning change for the current properties in the petition. He hopes to market those properties in the future.

Mr. Krebel mentioned that it had been discussed in a planning meeting that a multi-family residence along Route 3 was not favorable. Mr. Gibbs mentioned that the lots along Route 3 were probably better served as B-2. Mr. Macaluso shared that he understood that there were reservations to have a multi-family residence along Route 3.

Mr. Gibbs asked Mr. Macaluso if he was aware of the Cornerstone Laine issue. Mr. Macaluso stated that he had not been aware of it prior to the planning meeting, but learned about it there. Mr. Gibbs mentioned that the residents in the area were opposed to Cornerstone Laine and these additional duplexes would probably include residents that would not want a Recovery Residence next door.

Steve said that if they are done correctly the duplexes and Cornerstone Laine could probably cohabitate.

Mr. Loerch mentioned that when he was on the council that the owner at that time was in the meetings several times requesting different zoning because the property as currently zoned was not working or selling.

Mr. Gibbs said the zoning in the area is sort of like a patchwork quilt.

Chairman asked for anyone to speak for or against the petition.

Ms. Poettker asked for more details on how the surrounding property became the way it was. Mr. Loerch commented that they did have a mixture of B-2 within residential because changes were made to adapt to the interests in the property.

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Mr. Boothman noted that no residents were at the meeting to speak for or against this petition which was in high contrast to the Cornerstone Lane petition.

Mr. Gibbs motioned that petition **Z-21-08-04** Review and Comment on a Petition for a Proposed Zoning Map Amendment for Lot 19 and Lot 20 located in the Westview Acres, Phase I, Subdivision, more commonly known as 201-211 Westview Plaza Drive, from B-2 General Business District to R-5 Multiple Family Residential as requested by the owner. Westview Acres, Inc. (Parcels #07-25-101-01 9-000 and #07-25-101-0 20-000) be approved. Mr. Boothman seconded the motion.

A Roll Call Vote was taken.

Approve: Gibbs, Boothman, Loerch, Hartman

Reject: Poettker

Motion Passes

NEW BUSINESS:

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

COMMENTS:

Mr. Krebel mentioned the 3rd petition and that the code mentioned a multi-family unit above a commercial space. Mr. Krebel suspects that there will be a single residence above a commercial space and wants to know the thoughts of the board to have this when the zoning code mentions multi-family residence above a commercial space. The board discussed that there are likely other instances of one residence above a commercial space. Mr. Krebel mentioned that the 700 square feet minimum would still apply to one unit above a commercial space. If a new petition comes up the board considered that they may not have an issue with it, if there is only space for one residence. It was mentioned that the size of the space may only accommodate one residence. The Zoning Board would rather allow one unit of appropriate size, rather than two very small units.

Motion to adjourn the meeting at 8:51PM was made by Mr. Loerch and seconded by Ms. Poettker.

**Respectfully Submitted,
Lauren Poettker**