

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MARCH 15, 2018

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: Kaempfe and Hartman

Vice Chairman Gibbs asked if there were any additions or corrections to the minutes of the December 21, 2017 meeting. A motion was made by Loerch and seconded by Boothman to approve the minutes of the December 21, 2017 meeting as presented. 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. The Zoning Administrator stated that there is an additional petition by Mike and Lee Thomas for special sign permit at 121 South Main Street.

OLD BUSINESS:

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

PETITIONS:

Z-18-03-01 Review and Comment on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the addition of Governmental Uses to the Permitted Uses in a B-3 Central Business District.

The Zoning Administrator spoke on behalf of this petition and commented that the public notice for this petition was published in the Waterloo Republic Times on February 28, 2018. The City of Waterloo is reviewing uses for the old firehouse property. The property however is inconsistent in zoning. The parking lot is in a B-3 (Central Business District) zoned district, and the building portion of the lot is in a R-3 (Residential) zoned district. The Zoning Administrator clarified that “governmental uses” is already defined as a permitted use in a R-3, the petition is only requesting that “governmental uses” be added as a permitted use in a B-3 zoned district. The City is currently using the old firehouse as a warehouse. The Planning Commission voted against the petition as a means to protect the city from other governmental agencies that could impose upon the city without the City’s input. The Planning Commission did recommend a Zoning Text Amendment to allow for the addition of “Governmental Uses” as a “Special Use” required in a B-3 Central Business District and further recommended that the code be changed to “Governmental Uses” as a “Special Use” required in a R-3 Residential Zoned District. The Planning Commission expressed the concerns about the lack of definition for the term “government uses”. Mr. Paul Harbaugh, 225 N Main (Unit C), Waterloo, Illinois stated he too was concerned about potential government uses that could be utilized on the property as well as access to his property. Mr. Gerald Nungesser, 225 N Main (Unit B), Waterloo, Illinois concurred with Mr. Paul Harbaugh, that he was concerned about potential government uses if the City sold the property.

Motion was made by Hagenow and seconded by Loerch to approve a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the addition of Governmental Uses to the Permitted Uses in a B-3 Central Business District.

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

Motion carried.

Z-18-03-02 Review and Comment on a Proposed Zoning Map Amendment to rezone a portion of Parcel #07-25-204-011-000, known as Lot #31 of Ditch’s Addition of Waterloo, located at 223 North Main Street, from R-3 Single Family to B-3, Central Business District.

The Zoning Administrator spoke on behalf of this petition. The City of Waterloo would like to rezone Lot 31 of Ditches Addition (notated as 011 on the aero photograph) from R-3 Single Family to B-3 Central Business District. Lot 011 is comprised of two lots; lot 31 which contains the firehouse and lot 32 which contains the water storage tank. The adjoining lots 20 and 21, which the City of Waterloo also owns, are zoned B-3, Central Business District. Rezoning lot 31 to B-3 will therefore coincide with the zoning of the adjoining property. The Planning Commission approved the petition but did recommended that an appropriate easement be formally put in place for parcels 7, 8, 9 and lot 32. The Zoning Administrator read all the uses that were allowed on a B-3, Central Business District lot. The City is considering opening up a community center in the old firehouse with meeting rooms. However, the building is approximately 75 years old, is not ADA compliant and needs a new roof. There is an alley between the two parcels which the City is currently not interested in vacating.

Motion was made by Boothman and seconded by Goessling to approve a Proposed Zoning Map Amendment to rezone a portion of Parcel #07-25-204-011-000, known as Lot #31 of Ditch’s Addition of Waterloo, located at 223 North Main Street, from R-3 Single Family to B-3, Central Business District with the additional recommendation that an appropriate easement be formally put in place for parcels 7, 8, 9 and lot 32.

Members voted as follows: YES – Goessling, Hagenow, Boothman, Loerch and Gibbs

Motion carried.

Z-18-03-03 Review and Comment for special sign permit at 121 South Main Street.

Nathan Krebel has been working with Mike and Lee Thomas, petitioners and owners of the property at 121 South Main Street, on a façade grant for the building. A building permit has been issued for loft apartments on the second and third floor of the structure and the first floor has been leased for a bar-b-que restaurant. The Thomas’ would like to restore building to the look of the 1800’s. The Zoning Administrator distributed a picture of what the building looked like at that time. The Thomas’ would not restore a balcony as shown in the photos, but would like to put the “City Hotel” sign back on the building. The signage would include the words “Lofts at City Hotel” In addition, they would like to have a sign designating the restaurant. This signage will then be more than what is allowed by ordinance. The signage on the building would be approximately sixty-four (64) square feet, and the restaurant signage

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would be roughly thirty-two (32) square feet for a total of ninety six (96) square feet. The signage is being viewed by the City as a building sign versus a business sign. The proposal is for a painted aluminum sign. There would be no lighting. This petition did not have to have a public notice since it is in a business district. The general consensus was that the sign would look better painted on the building.

Motion was made by Goessling and seconded by Boothman to table Petition Z-18-03-03. The Zoning Board would like to look at the building and envision the esthetics and would like to know if the owner would consider painting a wash version of the sign on the building. The Board of Appeals also requested the owner to be present for the petition.

Members voted as follows: YES – Goessling, Hagenow, Boothman, Loerch and Gibbs.

Motion carried.

NEW BUSINESS:

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

Motion to adjourn the meeting at 8:23 PM was made by Loerch and seconded by Hagenow.

Motion carried.

Minutes respectively submitted by Mechelle Childers.