

Monroe County Board of Appeals December 7, 2022

The Monroe County Zoning Board of Appeals met December 7, 2022, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Vicki Taake, Mike Kovarik, Dennis Rodenberg, George Obernagel, and Russell Gregson. Also, present: Chris Voelker and Laura Kipping.

Dennis Rodenberg opened the Public Hearing concerning Andrew and Christina Large who are requesting a Special Use Exception to park three semi-trucks on their property. The property is located at 166 Hill Castle Drive, Columbia, Illinois. Parcel #304-27-400-025-000.

Denise Marshall read the Letter of Intent from the November Planning Commission Meeting

Documents Reviewed:

1. Letter of Intent:

This letter of intent to continue to park our semi-trucks at our residence, as we have since 2015. We purchased our land to have the room for this reason. When we moved in, we contacted each neighbor letting them know of our intent, everyone was fine with it. We remain diligent and respectful in all aspects of leaving and returning to our place of residence.

2. Health Department: NA

3. Soil and Water Conservation Report: NA

4. Effect on Comprehensive Plan: minimal

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area:
Minimal

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Questions on blocking grate drainage opening at Castle Hill Road.

7. Present Use of Property: Residential

Motion by Dan Davis, second Karin Callis to approve the Special Use exception filed by Andrew and Christina Large to park semi-trucks on their property with the limitation of three trucks and condition that the special use is reviewed in two years. The property is located at 166 Hill Castle Drive, Columbia, Illinois. Parcel #04-27-400-025-000. Yes – 11, No – 0. Motion passed.

Dennis Rodenbeg sworn in those wishing to speak.

- Andrew Large – Just wants to continue doing what they are doing. Make a living for the family. It is a family business.
- George Obernagel – Will you be keeping it at 3 trucks?
- Andrew Large – Yes, four is too many. More than that would need a bigger place.
- Mike Kovarik – When you say three trucks, is that three trailers as well?
- Andrew Large – Yes.
- Mike Kovarik – What are your hours of operation?
- Andrew Large – Roll out around 6:00 am.
- Mike Kovarik – Do you have on site fuel storage?
- Andrew Large – Yes.
- Mike Kovarik – What kind of protection does he have to do for the fuel storage?
- Chris Voelker – Doesn't have that information.
- Lucas Liefer – That is an IEPA issue.
- Andrew Large – Just like the farmer tanks. FS comes out.
- Mike Kovarik – Do you do your own maintenance on the trucks?
- Andrew Large – Yes, minimal – oil changes.
- Andrew Large – Fuel tank holds only 800 tanks.
- Dennis Rodenberg – Brought up at the other meeting that one of your trucks is louder than the rest.
- Andrew Large - Yes it has a straight pipe.
- Mike Kovarik – You've been providing the rock. Is there a written agreement that you will maintain the road.
- Andrew Large– Brings in a lot of rock. He takes care of the road. He believes he has made it better. Goes out in the morning and back in the evening. No unloading or reloading there. May have a load to deliver in the morning. Has told the neighbors that if he tears up the road, he will fix it. Here to make a living for his family and to provide.
- Dennis Rodenberg – How long have you had your business there?
- Andrew Large – About 9 years.
- Louise Myers – Started several months ago when Mr. Large purchased a truck with straight pipes. They are extremely loud, especially at 4:30-6:00 in the morning. Confronted Mr. Large's son regarding the pipe. Discovered that Mr. Large didn't have a business license. Mr. Large didn't realize he had to have one. Mr. Large told her he would change the pipes if she gives him \$1,000. Doesn't want to interfere with his business just wants the noise eliminated.
- Andrew Large – Has a business license. Didn't realize he needed a special use.
- Dennis Rodenberg – Could you quiet it down?
- Andrew Large – If I put a muffle system on it, not sure it would make them happy.
- Sherry Mueller – Lives on Hill Top Road. Friends of the Larges through their daughters. Lived there for 15 years. Moved in about 8 years after us. Surprised when she heard about the problems. Doesn't want to move because of the quiet neighborhood. The Larges have been running the business for the past 9 years. Never had a problem before. The Larges are honest and trustworthy. Andrew has stepped up with no fee to help with

daughter's car. Trucking companies can't find enough drivers. Companies are waiting already for deliveries. Forcing him to shut down or change a business would be a negative thing to him and his neighbors.

- Dave Frey – concerned about the entrance and him leaving and coming out of it. It is getting wider. Also concerned about the drainage grate. It's a tight area with a big truck.
- Harold Klotz– Has concerns with ingress and egress and the weight limit on the road. Also has environmental concerns and spills.
- Dennis Rodenberg – Is he turning on your ground?
- Harold Klotz – It's over the grate, maybe about 20 feet. Hill Castle Road and Hill Castle Drive. When he turns it gets on my property.
- Dennis Rodenberg – How wide is the road?
- Laura Kipping – Approximately 25 feet.
- Dennis Rodenberg - That is a county road?
- Chris Voelker – Hill Castle Drive is a private road.
- Andrew Large– right on the edge.
- Robert Eschmann – After the last meeting, assuming Andy and his truck were park at the top of the hill at 4:47 in the morning with his lights off. Son pulled around him with his truck. Blows the air horn for about 3 seconds. That is not being respectful. The only problem is with the one truck without a muffle. Trucks with the muffles don't make the noise. Doesn't hear the other two trucks. Crossing his property to park. Never said a word to him about it.
- Andrew Large – Front yards are in each other's.
- Robert Eschmann – The road has always been there.
- Mike Kovarik – Not a legal expert, but if it is your ground, you are the only one that can stop that.
- Jared Stewart – Lives at the L shape. When he first moved in the road was terrible. Having someone bring in the rock and take care of it is extremely beneficial. If the Large's aren't there, the entire neighborhood would suffer. We all have a community to share. It's just a known thing to drive on the road to get to your house.
- Robert Eschmann - Have an easement for the property.
- Dennis Rodenberg – Sure it isn't land locked.
- Louise Myers – Every car should be equipped with the proper muffle, according to the Illinois law.
- Dennis Rodenberg – Sure he has to get them inspected and they have to pass.
- Dennis Rodenberg – It might be a good idea to quiet them down, if you can.
- Andrew Large – Can but it affects his profit margin.
- Andrew Large – When his truck said Beelman, no one had a problem with them. Now that they say Large they have a problem. Not looking to expand. Just wants to stay where he is.
- Robert Eschmann – The Beelman trucks didn't make any noise. No one complained. Complaining about just one truck.
- Louise Myers – Why can't he change it to an exhaust system?

- David Frey – Concerns about the road integrity if more and more trucks start coming in and out. Safety concern. His trucks drive cautiously, but at the turns they take up most of the road.
- Andrew Large – Been doing this for the past 7 years and haven't had an issue.

George Obernagel motion, second Mike Kovarik to grant Andrew and Christina Large a Special Use Exception to for only 2 years and no more than three trucks and three trailers on their property located at 166 Hill Castle Drive, Columbia, Illinois. Parcel #04-27-400-025-000. Special Use Exception is to be reviewed in two years. Yes – 5, No-0. Motion passed.

Dennis Rodenberg opened the Public Hearing concerning Luke Edler who is requesting a Wet Floodproofing Variance to build an additional grain bin on his property. The property is located at 4861 Bluff Road, Valmeyer, Illinois. Parcel #14-01-300-001.

- Chris Voelker – He just wants to add another grain bin.
- No other questions from the Board.

George Obernagel motion, second Mike Kovarik to grant Luke Edler a Wet Floodproofing Variance to build an additional grain bin on his property. The property is located at 4861 Bluff Road, Valmeyer, Illinois. Parcel #14-01-300-001. Yes – 5, No – 0. Motion passed.

Mike Kovarik motion, second Vicki Taake to approve the minutes of November 2, 2022. All aye by voice vote.

Russell Gregson, to adjourn, second Vicki Taake. All aye by voice vote.

Next meeting – January 4, 2023 – 7:30 pm