

Monroe County Board of Appeals

July 19, 2023

The Monroe County Zoning Board of Appeals met on July 19, 2023, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Vicki Taake, George Obernagel, Russell Gregson and Dennis Rodenberg. Also present: Ryan Webb and Eric Sutton.

Dennis Rodenberg opened the public hearing concerning **Brad Weaver and Mark Kramer (Diamond Dirt, LLC)** who are requesting a floodplain variance so that they can construct a three-sided structure to store dirt at 8850 Levell Road, Valmeyer, Illinois, parcel 06-02-300-008. Parcel is zoned A-1.

Dennis Rodenberg asked if the board had any questions. There were no further questions.

Motion by George Obernagel, second Vicki Taake to approve a Floodplain Variance for Mark Kramer and Brad Weaver (Diamond Dirt, LLC). Yes – 4, No -0. Motion passed.

Dennis Rodenberg opened the public hearing concerning **Daniel & Linda Alexander** who are requesting an Area/Bulk Variance to reduce the front setback requirement of 105 feet by 39 feet to allow them to rebuild their house 66 feet from the center of D Road. The property is located at 8282 D Road, Waterloo, Illinois, Parcel #07-07-400-010.

Laura Kipping read the Land Use Report from June 1st Planning Commission meeting:

1. Letter of Intent:

On February 1, 2023, we lost our home at 8282 D Road to a late-night fire.

Upon researching a building permit to replace the structure, I discovered that the amended setback ordinance for D Road was still on the books.

Building commenced in 1988 and the ordinance passed in 1989. I was informed by then-County Engineer Ron Polka that setback would revert to common figures when the bridge over Fountain Creek was replaced and the road improved. I provided right-of-way acreage for the improvements and the bridge was replaced.

I am hereby applying for a variance of the amended ordinance to replace the home within the former footprint and location. Terrain on the south side of D Rd. precludes using the amended figures and would render the site unsuitable for building.

2. Health Department:

Dan Alexander contacted our department regarding a building variance request at the above location. Our department has no issues with the request. The existing aerobic

treatment unit may be utilized, and the necessary repairs have been discussed. The PSDS repairs will need to be verified prior to the final inspection on the new home. Let me know if you have any questions. Brian Eckert

3. Soil and Water Conservation Report: none
 4. Effect on Comprehensive Plan: none
 5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: none
 6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: none
 7. Present Use of Property: Recently fire destroyed residence.
 8. Motion by Dan Davis, second Laurie Brown to recommend approving the request for a front setback variance of 39 feet on parcel number #07-07-400-010 at 8282 D Road, Waterloo, Illinois and that the property owner is willing to grant an additional 10 feet of right of way to the road district. Yes –9, No –0. Motion passed.
-

Dennis Rodenberg swore in those wishing to speak.

Daniel and Linda Alexander came to the table to answer questions from the board.

Dennis Rodenberg asked if the petitioners had anything to add – they said that they thought everything had been covered. The board had no questions for the petitioners.

Dennis asked if anyone on the board would like to make a motion.

Motion by Vicki Taake, second Russell Gregson to approve an Area/Bulk Variance to reduce the front setback of 105 feet by 39 feet to allow the petitioner to rebuild his house at 8282 D Road, Waterloo, Illinois, Parcel #07-07-400-010. Yes – 4, No – 0. All aye by roll call vote. Motion passed.

There being time before the next public hearing, Dennis Rodenberg asked for a motion to approve the minutes from June 7, 2023.

Motion by George Obernagel, second Vicki Taake to approve minutes of June 7, 2023.

Dennis Rodenberg opened the public hearing concerning **Andrew & Christina Large** who are requesting to amend their special use to allow for a 4th truck to be added to the rotation of “allowed” trucks in the event of maintenance and breakdowns. The property is located at 166 Hill Castle Drive, Columbia, Illinois parcel #04-27-400-025

Dennis Rodenberg swore in anyone who would like to speak at the meeting.

Andrew Large came to the table to answer questions from the board.

Dennis Rodenberg asked the petitioner to explain the request to amend the special use.

Andrew Large said that nothing was going to change. He would still have the three trucks and three trailers on the property, but he has a truck that will be going in for extensive repairs that will take a while. It will be cost effective to buy another truck while the other truck is being repaired so the driver of the truck that is being repaired will have a truck to drive.

George Obernagel – So you have a truck that is going to be worked on and it is going to be in the shop for quite a while.

Andrew Large – Yes. It is going into the shop, but it will come back to my place from me to do some work on it. This is going to be a long, drawn-out process.

George Obernagel – So you are just going to buy another truck?

Andrew Large – Yes. A cheap truck just to get by. Basically, it's just a spare truck for my fleet for maintenance purposes. No extra driver - I will always have three trucks. Nothing is changing.

George Obernagel – When the truck gets repaired and is back in service, where is the 4th truck going to go? Are you going to sell it?

Andrew Large – No. I will only have three trucks on my property that are Large Trucks, but I might have a 4th one somewhere else. So, if the 4th truck would ever need to be parked on my property, another one would have to be removed so that I will always have three trucks. I must give you my registration for the trucks that are on my property. Nothing is changing. It's three trucks.

Vicki Taake – Then why the amendment if it's only going to be three trucks?

Andrew Large – Because when I got the original special use, I had to provide the Zoning Office with my registration numbers for the three trucks. That was my question – why the amendment since I must provide the registration numbers?

Ryan Webb – The reason for the amendment is that when the board passed the prior restrictions on Mr. Larges' special use permit it required a specific list of VIN numbers of those three trucks to be provided to the Zoning Office. Once those three numbers were provided, to add an additional VIN number that must come before the board. Whatever the parameters are – you would have to approve the 4th VIN number to be provided to Zoning.

Russell Gregson – So when the one that is being repaired comes back and is in your shop, you are only going to be parking two of your trucks.

Andrew Large – Yes. No matter if there is a truck in my shop or not, it is still counted in the three-truck limit. There would only be two running from my property in this instance. It's going to be three trucks – no more.

Dennis Rodenberg – Where will the 4th truck go?

Andrew – To my buddy's lot. It's basically so I can keep my drivers busy. If a truck goes into the shop for repairs for three weeks – I won't have the driver off for three weeks. I am not getting another driver for the 4th truck. It's basically for maintenance purposes.

Russell Gregson – So all we are doing is amending it to allow/add a 4th vehicle -

Ryan Webb – To have a 4th approved VIN truck that is allowed to be on the property. If Eric or Chris were to go out to the property and there was a VIN that wasn't provided to the Zoning Office, he would be in violation of his special use permit. This is a proactive measure to avoid having him violate his special use.

Vicki Taake – Are you increasing the truck traffic on the road?

Andrew Large – No. It's always going to be three trucks.

Vicki Taake – But there is a 4th truck in your fleet.

Andrew Large – Correct, but it won't be able to be on the property if I have three trucks already sitting there.

Dennis Rodenberg – He'd have to get rid of one truck before he could bring the 4th truck in.

Russell Gregson – What you are saying is that he could take 1,2,3 out in the morning and bring back 1,2,&4 in the evening.

Dennis Rodenberg – He can't have 4 VIN trucks sitting in his yard at anytime.

Andrew Large – They are not all there during the week. It's the weekend that more trucks are there.

Dennis Rodenberg opened the meeting up to anyone who had questions for the petitioner.

Robert Eschmann – How many trucks will go up and down the hill every day?

Andrew Large – No different than what it is now.

Robert Eschmann – Is the bridge that he crosses – is it strong enough for the trucks to cross it?

Dennis Rodenberg – If it's a private road, the county doesn't get involved. You would have to hire an engineer to determine what the weight limit is for the bridge. Am I right?

Ryan Webb – Yes. You are correct.

Dennis Rodenberg - You are positive that you will only have four trucks total.

Andrew Large – Yes.

Dennis Rodenberg called for a motion.

Motion by George Obernagel, second Russell Gregson to approve an amendment to the Special Use to allow a 4th truck to be added to the rotation to the fleet of trucks – with only three trucks and trailers on the property at any time. Yes – 3, No -1, Motion passed.

Motion to adjourn by George Obernagel, second Vicki Taake. All aye by voice vote.