

# MONROE COUNTY PLANNING COMMISSION MINUTES

February 2, 2023

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present were Carlyle Mueller, Dan Davis, Dave Glosecki, Laurie Brown, Brian Coats, Karin Callis, Robert Schlegel, and James Agne. Ex-Officio Members present were Chris Voelker, Eric Sutton & Laura Kipping

APPROVAL OF MINUTES: Motion to approve Karin Callis, second Laurie Brown to approve January 5, 2023 minutes. Voice vote – all aye.

## NEW BUSINESS:

Petition for: Set Back Variance  
Petition by: Derrick P. & Deidre E. Gregson  
Located at: 4526 State Route 159, Red Bud  
PIN: 12-28-300-001  
Fee: Paid

**Current Zoning: A-1**

## Documents Reviewed:

### 1. Letter of Intent:

This letter is in response to the notice from your office dated November 21, 2022 regarding a complaint about the erection of grain bins constructed on property located at 4526 State Route 159 in Red Bud. (Parcel #12-28-300-001) At some point before building the bins, I (Derrick) questioned Chris Voelker about a foundation inspection for grain bins and he stated that was not necessary, but he did tell me to obtain a building permit, which we subsequently failed to accomplish.

We purchased the property, which is located across the street from our current residence, in September of 2021. At the time we purchased it, there were no existing structures other than a rock foundation from a barn that was once there. The barn was tore down somewhere between 2012- 2014.

The ground where we put the grain bins is not tillable because the area was full of rock and debris from the previous barn, so we thought that would be the best location for the bins since there was once a structure there anyway.

There is also an existing stone well approximately 170 feet from the edge of Route 159. We didn't want to put the bins near this 40', hand-dug well.

As you can see in the drawing, a lot of factors played into why the bins were put in this place. You can see that the surrounding area is tillable farm ground.

Also, there is an old cistern, and two walnut trees that the previous owners spread their uncle's ashes, and a well house. So, without completely disrupting

the current state of the area, we needed an area with enough space to be able to haul grain in and out while still salvaging as much tillable land as we could. Thus, we chose to (unfortunately) put the bins where we did. Because of the prior set up, this immediate area was no longer tillable.

2. Health Department: no comment
3. Soil and Water Conservation Report: No comment
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: Aaron Metzger reports that IDOT stated the proposed structure is off the IL Route 159 right of way so they really have no concern. When asked about future projects to widen IL Rte. 159, they said they know of none.
7. Present Use of Property: Agriculture
8. Comments:
  - Derrick Gregson & Deidre Gregson came to the table. They bought the property in September of 2021. He had one grain bin from up the road and decided he was going to buy another one. Stated that he tore the house and barn down a few years ago. He called Chris Voelker at that time and asked him if he needed to do anything and he said that I would need to get a building permit. My intention was to run up to the courthouse and fill out a permit, but we didn't. If we had filled out the permit, we would have known about the setback. Deidre stated that the reason they put it where they did was because where the barn sat it wasn't tillable land and thought it was a good use of the property. They had to avoid some areas.
  - Dan Davis – how did this become an issue? What brought it to Zoning's attention?
  - Chris Voelker – I had someone ask me about it being too close to the road.
  - Laurie Brown – So how close is it to the road?
  - Chris Voelker – From the edge of the concrete to the center of the road is 91.6 feet. The setback is usually 105 feet to the center of the road if there isn't additional right-of-way taken. This area at one time had additional right-of-way taken which makes the setback 115 feet.
  - Brian Coats – the right-of-way is 40 feet from the centerline?
  - Aaron Metzger – Most likely, yes.
  - Brian Coats – so then, it's 51 feet from the edge of the right-of-way to the edge of the foundation.

- Chris Voelker – If you measure from the barn to the center of road it is roughly 95 feet (give or take a couple of feet).
- Dan Davis – had they come in for a building permit would this issue have come up?
- Chris Voelker – We don't do a site inspection, but we would tell them what the setback would be for the project.
- Dave Glosecki – what is the setback supposed to be?
- Chris Voelker – generally 105' if right-of-way if not dedicated but this one is 115'.
- Dan Davis – Where are you getting the 115'?
- Chris Voelker – Because this area had dedicated right-of-way.
- Carlyle Mueller – I assume that the reason there is additional right of way is so that if the state ever decided that 159 ever needed to be a 4-lane – the right of way would exist.
- Chris Voelker – Aaron Metzger reached out to Ruhanna Stump of IDOT.
- Laurie Brown – She stated that the proposed structure is off 159 right of way so they really had no concerns. She was not aware of any plans to widen State Route 159.
- Carlyle Mueller – since the bin is there now, even though it shouldn't be – the best thing to do in this case is to grant the variance with the condition that if the State ever wanted to widen that, at that point the bin would have to be moved.
- Brian Coats – I don't have a problem with giving a variance for this. I am more concerned about the precedent it sets for people in the future. I am concerned about that and concerned that the applicants understand that if the state does come back and for whatever reason they want to widen 159 that that is on them, and we will be held legally harmless for granting them the variance.
- Derrick Gregson – Chris came by to measure the other day and I showed him where the old barn had been and when I dug up the grass you could see where all the rock was and I mentioned that to Chris. I said that I understand that we are in violation, and we would move the bin if it ever needed to be moved. That would be 100% our responsibility to move the bin.
- Deidre Gregson – we knew we should have gotten a building permit, but life happens, and it just fell through the cracks.
- Derrick Gregson – I work with Chris a lot and I try to do things correctly.
- Laurie Brown – Like you said – there was a structure there.
- James Agne – Questioned Aaron Metzger if a four lane would come through and if so, which side would it be on – east or west.
- Aaron Metzger – Thinks future concentration will be on Route 3, but he can't predict what the state will do.

9. Motion by Dan Davis, Second Laurie Brown to recommend that a front setback variance of 24-foot be granted to Derrick & Deidre Gregson for a grain bin located on parcel 12-28-300-

001 with the understanding that if it ever becomes an issue with the state, it would be on the applicant to move the grain bin. Yes – 8 No – 0. Motion passed.

OLD BUSINESS: -

COMMITTEE NONIMATION:

TREASURER'S REPORT: No Report

ZONING OFFICER'S REPORT: Chris Voelker - See attached.

January was a slow month with only 20 permits issued. Of that 20, 8 permits were for solar arrays.

Talked about the two special uses that are being reviewed at the February 15<sup>th</sup> Zoning Board of Appeals meeting. They are being reviewed to see if they are abiding by the conditions of the special use. Andrew & Christina Large special use permit issued in December 2022 allowed them to park 3 trucks and 3 trailers on the property and we have pictures showing that they had four trucks parked on the property. Frances & Annette Gruber (Freedom Lake) who have a special use permit that was issued in October 2006 to operate a campground & fee fishing lake. It is being reviewed because there is evidence that people are living there full-time. There are multiple campers with decks attached and the whole bottom is insulated. We were also given police reports documenting calls made to the police to investigate incidents at the property.

Motion Laurie Brown, second Brian Coats to approve Zoning Officer's Report. All aye by voice vote.

ROAD REPORT: Aaron Metzger distributed the 2022 Road District Financial Data book. The next election will take place in 2025. Page 2 – you can see assessed values increasing. Page 3 is tax information, Page 4 is property tax summary, Page 5 is single family dwellings by road district, District 3 and 7 have seen a lot of growth. Page 6 is dollars per mile of road. Those dollars have increased quite a bit. District 6 is the richest district. District 2 is catching District 5. I think that is because I took a mile and half of his roads – so he has less roads to maintain, but he is still getting the same dollars. You can see the poorer districts and that is up quite a bit from the last few years and that is because of the gas tax. In 2019 legislation was passed that doubled the gas tax. We get a 68 to 70 percent increase but still it's quite a bit of money. They also have the bond dollars that everyone was getting in addition to the gas tax. It came in six allotments in 3 years and the Highway Department got \$1,400,000 and on the low end, Road District 2 got \$105,000 and Road District 10 got \$193,000. They are based on miles of roads with District 10 having the most and District 2 having the least. Columbia got \$714,000 and Waterloo was the same. Fults received \$1,700. That money is from the Rebuild Illinois Bond Funds. We got our last installment last year. I still have some to spend. The road districts are using it for maintenance. Next year that income will go down because their motor fuel tax will go down. The gas tax is still there – so there is a lot of road money. Page 9 refers to the work that that we have done for the road districts. Last year there was the bi-partisan infrastructure bill that added federal dollars, so the Highway Departments federal allotment went up 33%. In addition to the state gas tax there are also the federal dollars. Last year we bid on two federal

projects, and I had one bidder on each project and one was 20% over and the other 10% over. So the increase in money that we are getting is now being used for the increase in construction costs. Dan Davis questioned the balances that some of the road districts had. Aaron explained the process on how the districts got their tax dollars and what they could and could not spend it on. The short answer is they are saving for future expenditures. Also explaining that some of the larger amounts could be because of all the state and federal dollars that have been available in the last couple of years. They did not have to spend the dollars that were collected through tax levies because there was so much other money available.

Aaron distributed the 2023 – 2027 Highway Department Improvement Program.  
Discussed the different projects coming up in the next couple of years.

Discussed Outlet Road & Voelker Crossing and how people are driving on the tracks. Out of town drivers and happens usually at night. County has put up new signs and we have striped it. Hopefully that will help.

Motion - Brian Coats, Second Robert Schlegel to approve Road Report. All aye by voice vote.

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE: Next meeting February 16, 2023, at 7:00 p.m.

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: Dan Davis is going to the meeting to plan the next meeting.

ADJOURNMENT: Motion James Agne second Robert Schlegel to adjourn Voice Vote – All Aye.

Next Regular Meeting – March 2, 2023