

# Monroe County Zoning Board of Appeals

March 10, 2024

To Whom It May Concern:

The Monroe County Zoning Board of Appeals will hold a Public Hearing on Monday, April 1, 2024, beginning at 7:30 p.m. in the Monroe County Court House, Meeting Room #200, Waterloo, Illinois. Items on the agenda will be as follows:

- 7:30 Public Hearing concerning Allen Schaefer who is requesting an Area/Bulk Variance to reduce the rear setback from the property line for the construction of a garage. The property is located at 5413 State Rt. 156, Waterloo, IL 62298. Parcel #08-32-200-009. The present classification is A2.
- 7:40 Public Hearing concerning consider James Fitzgibbons who is requesting a Zoning Ordinance Amendment to rezone from A2 (Agriculture) to B2 (Highway Business). The property is located at Kaskaskia Road and State Route 3, Waterloo, IL 62298. Parcel #11-07-200-002. The present zone classification is A2.
- 7:50 Public Hearing concerning Joseph Foutch and Samantha Ratterman (JSHC Enterprises, LLC) who are requesting a Special Use Exception to operate a used motor vehicle sales dealership. The property is located at 1165 S Market St., Waterloo, IL 62298. Parcel #07-36-400-002. The present classification is A2.

Any other business to come properly before the Board will be discussed.

Respectfully Submitted,

George Obernagel, Secretary

cc: Chris Voelker  
Planning Commission  
County Board

GO:dm