

Monroe County Board of Appeals June 5, 2024

The Monroe County Zoning Board of Appeals met June 5, 2024, in the Monroe County Court House, Waterloo, Illinois, with the following members present: George Obernagel, Vicki Taake, Mike Kovarik, Russell Gregson, and Brian Coats. Also, present: George Green, Chris Voelker, Eric Sutton, and Laura Kipping.

George Obernagel opened the Public Hearing concerning Ronald and Sandra Stumpf who are requesting an Area/Bulk Variance to reduce the setback for a roof addition. The property is located at 224 Paul Simon Dr., Waterloo, IL 62298. Parcel #07-35-200-002. The present classification is A2.

Denise Marshall read the letter of intent.

Documents Reviewed:

1. Letter of Intent: We took down a tree out by the sun room Now it's too hot in there. Requesting to put a roof on block the sun from coming in.
2. Health Department: Have no issue with him adding a roof to his patio. There is no plumbing being added or changed.
3. Soil and Water Conservation Report: No comment
4. Effect on Comprehensive Plan: NA
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: NA
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: NA
7. Present Use of Property: residential
8. Comments:
 - Dan Davis –Area/Bulk Variance for a setback by Ronald and Sandra Stumpf.
 - Ronald Stumpf – Used to have trees and had to take the out. Now the sun comes in really bad.
 - Dan Davis – It will be 3 feet off the pool.
 - Ronald Stumpf – It will come right off the hip.
 - Dan Davis – Will it have a finished ceiling and a patio under it?
 - Ronald Stumpf – It will have a soffit and there already is a patio.
 - Dan Davis – The tree died?
 - Ronald Stumpf – It was a Bradford Pear.
 - Dan Davis – Supposed to show a hardship?
 - Ronald Stumpf – The sun coming in. It will make the sun room comfortable.
 - Tim Berg – Does it face the west?
 - Ronald Stumpf – Yes.
 - Carlyle Mueller – The required separation is for a fire. The pool won't catch on fire.

- Dan Davis – Some people want the distance from the pool so no one jumps off the roof into the pool.
- Ronald Stumpf – The hip will continue out. It will look just like the house.

Motion by Dan Davis, second Robert Schlegel to recommend to approve the Area/Bulk Variance by Ronald and Sandra Stumpf to reduce the setback from 10' to 3' for a roof addition on the property located at 224 Paul Simon Dr, Waterloo, IL. Parcel #07-35-200-002. Yes –10, No –1. Motion Passed.

George Obernagel sworn in those wishing to speak.

- Ronald Stumpf – Doesn't have anything to add.
- Mike Kovarik – Looking at the sketch, it looks like the addition ends up on the pool.
- Ronald Stumpf – It is about five feet away. The post will not be in the pool area. It will be outside of the fence.
- Brian Coats – Looking at the zoning codes, concern with the relaxation of the code and what it sets going forward. What are we telling other people? It seems like the code is a suggestion not really a code.
- Mike Kovarik – How close is it to the pool? To the edge of it?
- Ronald Stumpf – 5 or 6 feet.
- Vicki Taake – The code is 10 feet.
- Brian Coats – Is it 10 feet to the foundation or is it not define?
- Chris Voelker – It is not defined but typically from the edge of the header, outside wall.
- Brian Coats – Is it a hardship? They want to be comfortable.
- George Obernagel – The trees were probably a problem with the leaves.
- Ronald Stumpf – They were Bradford Pears and were about 20 years old. If one would have fallen down it would've caused more damaged and cost a lot of money. The wind is strong and the trees split
- Mike Kovarik – Are you locked in to the distance of the post? 10 feet might make someone happy.
- Ronald Stumpf – Wants to keep the post outside of the fence.
- Chris Voelker – The code is concerned about electric.
- Ronald Stumpf – There is electric in the soffit of the house, not with this addition.

Motion by Mike Kovarik, second Russell Gregson to approve the Area/Bulk Variance by Ronald and Sandra Stumpf to reduce the setback from 10' to 3' for a roof addition on the property located at 224 Paul Simon Dr, Waterloo, IL. Parcel #07-35-200-002. Yes - 3 No – 1, Abstain - 1. Motion passed.

George Obernagel opened the Public Hearing concerning Immaculate Conception Church who is requesting an Area/Bulk Variance construct a sign. The property is located at 460 Palmer Road, Columbia, IL 62236. Parcel #04-09-300-003. The present classification is A2.

Denise Marshall read the letter of intent.

Documents Reviewed:

1. Letter of Intent:

We would like to request a variance for overall square feet and setback back requirements from the Right of Way for one entrance monument sign for Immaculate Conception Church & School.

The variance request for overall square feet is to increase from 24 SF to 54.4 SF. The variance request for the setback is to decrease from a 40-foot setback to a 20-foot setback from the road.

Thank you for your consideration.

Revised for April 4th meeting:

The intent for the larger sign is that we're needing to be out of the 40' row which means we need to place the sign about 60-70 feet from the road. We need to be 10' off of the row so that's 50' (40+10) and then there's some rock for a drainage area at the 50' mark, so we need to be several feet back from that so a total of roughly 60-70'. This distance makes it hard for people to see the sign effectively so that's why we're requesting it to be larger. We also felt as though moving the sign back further would be safer for traffic because of the roundabout that is there at the entrance.

2. Health Department: NA
3. Soil and Water Conservation Report: NA
4. Effect on Comprehensive Plan: The variance will comply with the current plan.
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: NA
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: The planned set back will reduce any new affect to traffic.
7. Present Use of Property: agricultural
8. Comments: Letter from Columbia City Administrator states that after reviewing the March 15, 2024 revision, the city withdrew its objection to the proposed Area/Bulk Variance.
 - Dan Davis – Was originally tabled to get the city of Columbia's approval, since the surrounding property is in the city limits. The City of Columbia is
 - Andy Hrdlicka - Move the sign out of any right away. The only variance is now for size.
 - Dan Davis – Is it a billboard or a sign? A sign should be on the property or on the building. The county is not typically in favor of a billboard.
 - Andy Hrdlicka - The Schaefers are granting the Church a permanent easement for the sign. So, then it becomes the church's. Pretty sure that now that would make it a sign. There was misinformation the last time. There were two issues. Being in the right a way and the size of the sign. Now we are not in the right a way. 40 feet back from the right a way and 20 feet from the other. Now the variance is for the size.

- Eric Sutton – Went out there today and there are two stakes marking the sign. It is 16 feet off one of the right a way.
- Dan Davis – Why is it going to be a v shape
- Andy Hrdlicka - Due to the distance of being back from the right a way. Now it is so far back you wouldn't be able to see it from the road if it was just front and back. V shaped makes it angled from the road. Being a V shape will make it more visible.
- Karin Callis – Schaefer's have a fence with mesh on it. Doesn't think you will be able to see the sign anyway.
- Andy Hrdlicka - That is between us and the Schaefers
- Karin Callis – What is the point of it being V shape.
- Eric Webb – Talking to Ryan Webb, the V shape is two signs.
- Andy Hrdlicka - The square footage is still the same, it just isn't front to back
- James Agne – What is the angle of the sign
- Andy Hrdlicka - It could be anywhere from 30-45 degrees.
- James Agne – If the sign is going to be changing it becomes advertising and a billboard.
- Andy Hrdlicka - Digital signs are allowed in the county. The purpose of a sign is to advertise for the entity. In this case it is the church and school. They won't be advertising for anyone other than their entity.
- Carlyle Mueller – Read the codes definition of a billboard. This sign won't be on the church partial. The church may have access to the easement.
- Andy Hrdlicka - Legally are you sure about that?
- Dan Davis – The States Attorney said the Schaefer's are giving them the easement and rights to it.
- Andy Hrdlicka - What makes you opposed to it. We met the items that were the items in question last time, the right a way and the size. Now new issues have arise.
- Carlyle Mueller – The code changed after the four billboards went up on Route 3. The county doesn't want any more billboards.
- Andy Hrdlicka - What is the square foot allowed for a billboard?
- Carlyle Mueller – Read the code for a billboard.
- Dan Davis – 150 feet is for the billboard.
- Andy Hrdlicka - Came tonight and getting a new batch of information
- Carlyle Mueller – We didn't catch it.
- Andy Hrdlicka - Who is responsible for that?
- Carlyle Mueller – Don't want to take a mistake and go ahead with it anyway.
- Andy Hrdlicka - Can you show where you are 100% sure that a granted easement can't work for this?
- Carlyle Mueller – I cannot. This board makes a recommendation to the Board of Appeals.
- Laurie Brown – According to Ryan Webb, it is classified as an institutional sign not a billboard.
- Jane Kolmer – Easement is not in there so it is not clear.
- James Agne – Is it going to be a changing sign

- Andy Hrdlicka - This is not in the City of Columbia
- James Agne – If it changes then it becomes a commercial sign.
- Eric Sutton – Call Ryan Webb to get clarification about the easement.
- Ryan Webb (on phone) – They can craft it that the lease for the easement becomes part of their property.
- Carlyle Mueller – Asked if Schnucks can lease a piece of land anywhere and put up a sign
- Ryan Webb (on phone) – No, because it would not be an institutional sign.
- Gene Stumpf – A permanent lease makes it legal to what they are wanting to do
- Carlyle Mueller – The lease has to go with the property.
- Andy Hrdlicka - It is in process to obtain a permanent easement. It is set to be prepared based on the recommendation tonight and have ready for the next meeting. However, the lawyers feel best is how it will be written up. For this board's purpose it is a permanent easement.
- George Green – Will an easement granted to them serve to qualify them for the institutional sign or do they need a lease?
- Ryan Webb (on phone) – No, the easement is all they need. It is up to the church and the Schaefers. An easement would work.
- George Green – So the board could make the recommendation contingent upon obtaining an easement.
- Ryan Webb (on phone) – Yes.
- Carlyle Mueller – Was looking at the road as a public road, but it is an easement.
- Andy Hrdlicka - Believes the only variance is the size of the sign. Is that correct?
- Ryan Webb (on phone) – No, also needs to consider the number of signs with the V shape sign. They are not double sided. They are two single sided signs.
- Andy Hrdlicka - Thinks it is a misinterpretation. It is the same structure.
- Ryan Webb (on phone) – Not here to debate. That is his interpretation.
- Andy Hrdlicka - It is one V shaped sign. Sometimes it is necessary for the angle.
- Gene Stumpf- How tall is the sign versus the fence.
- Andy Hrdlicka - From that angle it seems way over. The sign is 10' tall and the sign is 6'.
- Gene Stumpf – Basically the sign will be even.
- Andy Hrdlicka - Generally, about the height of the fence
- Gene Stumpf – May not be able to see the sign with the fence anyway.
- Andy Hrdlicka - Talked about it. The Schaefers are willing to move some of their fence. The closer you get to it the more it becomes visible.
- James Agne – Is the sign going to change and advertise things. Quarry Road is not where changeable signs are allowable.
- Carlyle Mueller – There is a difference in a changeable sign (changing maybe weekly) versus changing every 15 seconds.
- Andy Hrdlicka - They have a school and a church way up the road. They are trying to get something there so they can speak to parishioners in an appropriate manner. They are

investing a lot of money to make it nice. Feels that it an appropriate sign for what they are trying to accomplish. In his opinion doesn't seem what the issue is.

- George Green – Trying to understand. Heard Ryan say with the easement, it becomes an institutional sign. They can't advertise, but can convey information.
- Carlyle Mueller – When they put an easement and it is within the deed. Doesn't have a problem.
- Alex Knoll – Change our sign at our church on a regular basis, it just isn't electric.
- Andy Hrdlicka - It won't change every 15 seconds. They would be happy with a parameter regarding the changing of the sign.

Motion by Dan Davis, second Dave Gloseski to recommend to approve the Area/Bulk Variance by Immaculate Conception Church to construct an institutional sign no larger than 96 square feet, a V shape sign presented to the board, and subject to the petitioners providing legal proof that the church has an easement on the deed before it goes to the Board of Appeal on the property located at 460 Palmer Road, Columbia, IL. Parcel #04-09-300-003. Yes – 10, No –0. Motion Passed.

Motion by Vicki Taake, second Brian Coats to remove the petition from the table. All aye by voice vote.

George Obernagel sworn in those wishing to speak.

- Andy Hrdlicka – Nothing has changed since the last time. The deed for the easement has been recorded.
- Brian Coats – Is the 96 square feet per side or total.
- Andy Hrdlicka – It is per face.
- Chris Voelker – It is the informational portion.
- Andy Hrdlicka – The face is a little bit less. We are at 80 square feet.
- Russell Gregson – How did we get from 54 feet to 96 feet.
- Chris Voelker – The sign changed from the original application.
- Andy Hrdlicka – Nothing has changed from the design of the sign since the last meeting.

Motion by Brian Coats, second Russell Gregson to approve the Area/Bulk Variance by Immaculate Conception Church to construct an institutional sign no larger than 96 square feet, a V shape sign presented to the board on the property located at 460 Palmer Road, Columbia, IL. Parcel #04-09-300-003. Yes – 5 No – 0. Motion passed.

Motion by Vicki Taake, second Brian Coats to approved the minutes of May 1, 2024. All aye by voice vote.

Motion by Mike Kovarik, second Brian Coats to adjourn. All aye by voice vote.

Next meeting – July 1, 2024 – 7:30 pm