

## **Monroe County Board of Appeals January 9, 2025**

The Monroe County Zoning Board of Appeals met January 9, 2025, in the Monroe County Court House, Waterloo, Illinois, with the following members present: George Obernagel, Vicki Taake, Mike Kovarik, Brian Coats, and Russell Gregson. Also, present: Chris Voelker, Eric Sutton, and Dawn Mavericks.

George Obernagel opened the Public Hearing concerning SN Partners/Tom Nobbe who are requesting an Area/Bulk Variance of 40-2-67 (D) Buffer Areas of the Zoning Code. The property is located at 6627 State Route 3, Waterloo, IL. Parcel #10-01-400-007. The present classification is Light Industrial.

Denise Marshall read the letter of intent.

### Documents Reviewed:

1. Letter of Intent: SNP Properties LLC is requesting an Area/Bulk Variance of 40-2-67 (D) Buffer Areas of the Zoning Code. They are requesting to plant 14 Washington Hawthorn trees across the west side of the property against the A2 zone and a variance from planting the suitable shrubbery. They are also requesting a variance on the north side of the property from the 10-foot-wide planting screen, consisting of suitable shrubbery and trees since there is only a 25-foot-wide strip of A2 between the I Districts. Please do not hesitate to contact me with any questions, comments, or necessary clarifications. Sincerely, Kevin J. Wade.

**40-2-67 (D) Buffer Areas:** A 10' wide planting screen, consisting of suitable shrubbery and trees, shall be planted wherever an industrial use abuts and other district. Such a screen shall consist of shrubbery and trees at least 5' in height when planted and shall be maintained at not less than 20' in height when full grown or as reviewed by the administrator and approved by the Land Use Committee. The planting screen must be planted no later than 30 days after completion of primary structure.

2. **Notes from Zoning Administrator:**

I have had a conversation with Kenny Hartmann. He says he understands the screening but doesn't want trees on the line or tall trees. He doesn't want them shading his field and/or sucking up all the moisture. He would prefer not to have them along the north line along the north line along the 25' wide strip. He would like a screening along the west line in case that in the future that parcel would be developed.

Carlyle Mueller, Dan Davis, and I met with the architect previously to have a preliminary evaluation. We did not think there needed to be a screening along the north line. It is a 25' wide strip of A2 and on the other side is M-I1 and W-I1. We asked for a screening on the west side of property not to be on the line, but to still screen the building and lot from the potential future home lots.

3. Health Department: No comment
4. Soil and Water Conservation Report: No comment
5. Effect on Comprehensive Plan: None
6. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: minimal.
7. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: None
8. Present Use of Property: Currently has light industrial equipment building under construction.

Motion by Dan Davis, second Tim Berg to recommend that the variance be granted that the property owners will not be required to plant trees along the north property line. Yes – 10, No - 0. Motion passed.

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George Obernagel sworn in those wishing to speak.

- George Obernagel will abstain from voting on this variance.
- Tom Nobbe – Has nothing to add. Will answer questions. Don't want to and can't do the north side. There is not enough room with the drainage ditch. It will be difficult for Kenny to get out.
- Kenny Hartmann – This property is zoned light industrial. There is no reason for trees. There are no houses. If some day there are houses than maybe there needs to be trees. This code is set up for businesses, not agricultural. Did not say he wanted trees at all.
- Mike Kovarik – The variance has been approved with no trees on the north line.
- Chris Voelker – Was informed by the lawyer that there still has to be a variance.
- Mike Kovarik – What is being asked.
- Chris Voelker – Asking for a variance not to do anything on the north side and to plant the 14 trees on the west line.
- Tom Nobbe – That tree was recommended for this area. The Hawthorn trees are low to the ground, but could do cedar trees.
- Kenny Hartmann – Has a 25' strip. It is zoned commercial/industrial.
- Chris Voelker – The strip is zoned agricultural.
- Kenny Hartmann – Can he rezone it industrial?
- Chris Voelker – If you want to.

- Mike Kovarik – If Kenny is the only one that is effective than I don't see why we need trees.
- Russell Gregson – Also asking for a variance on the west side.
- Chris Voelker – Yes, to do just trees, not shrubs.
- Brian Coats – Are they required to maintain the trees?
- Chris Voelker – yes.
- Russell Gregson – Why 14 trees?
- Tom Nobbe – It covers the length of the building.
- Kenny Hartmann – The code needs to be changed.
- Russell Gregson – Can see why the code is needed. Have to consider what might happen if there is a different land owner.
- Mike Kovarik – Doesn't have a problem with it if the neighbors are good with it. Potential landowners will know what is there.
- Brian Coats – If we required them to put it on the west side, it should be the whole line. Either the whole line or none at all.
- Tom Nobbe – Believes it is that line of trees because of a drainage ditch, loading dock, etc.

Motion by Mike Kovarik, second Brian Coats to approve the Area/Bulk Variance by SN Partners/Tom Nobbe that the property owners will not be required a planting screen along the north or west property line. The property is located at 6627 State Route 3, Waterloo, IL. Parcel #10-01-400-007. Yes – 4, No – 0, Abstain- 1. Motion passed.

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George Obernagel opened the Public Hearing concerning Gary Vogt who is requesting a Floodproofing Variance to build a pole barn. The property is located at 4765 Chalfin Bridge Road, Fults, Illinois. Parcel #15-32-100-002.

- Chris Voelker – Asking for a variance at the home farm. Has 8.1 acres and farms 50 acres. Wants to put a shed for storage.

Motion by Brian Coats, second Russell Gregson to approve the Floodproofing Variance by Gary Vogt to build a pole barn. The property is located at 4765 Chalfin Bridge, Fults, Illinois. Parcel #15-32-100-002. Yes – 5, No – 0. Motion passed.

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Motion by Vicki Taake, second Brian Coats to approved the minutes of December 2, 2024. All aye by voice vote.

Motion by Brian Coats, second Russell Gregson to adjourn. All aye by voice vote.

Next meeting – February 10, 2025 – 7:30 pm